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SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, October 5, 1972.

The City Planning Commission met pursuant to notice on Thursday, October 5, 1972 at 1:30 P.M. in Room 262 City Hall.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; John C. Farrell, Mortimer Fleishhacker, Thomas J. Mellon, Hector Rueda, and John Ritchie, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V - Zoning, Peter Svirskey, Planner V; Pete Groat, Planner IV (Urban Systems Analyst); Daniel Sullivan Planner IV - Zoning; Alec Bash, Planner II; Carl Nes, Planner II; and Charna Staten, Acting Secretary.

Donald Canter represented the San Francisco Examiner, Ralph Craib represented the San Francisco Chronicle.

APPROVAL OF MINUTES

It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the minutes of the meetings of September 7 and 21, 1972 be approved as submitted.

CURRENT MATTERS

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), advised the Commission that Ailan B. Jacobs, Director of Planning, was absent because of attendance at the annual conference of the American Institute of Planners in Boston.

Mr. Steele advised the Commission that the Landmarks Preservation Advisory Board, on September 20, recommended that the language in the amendment introduced to the Board of Supervisors by Supervisor Kopp to amend section 1006.7(c) concerning Certificates of Appropriateness in Historic Districts not be approved but that a modified version of an amendment to this section developed by the Department of City Planning staff be approved instead. Mr. Steele presented for the Commission's consideration a resolution to declare the Commission's intention to hold a public hearing to consider amendments to Section 1006.7(c) of the City Planning Code pertaining to applications for Certificates of Appropriateness for proposed work on properties in historic districts and to consider any other changes in article 10 which may be made necessary by such amendments. The date proposed was October 26, 1972.

Commissioner Porter asked if this amended language had been discussed with Supervisor Kopp. Mr. Steele answered that the staff had communicated with Supervisor Kopp and that the Department would be informing all interested parties in advance of

the hearing date. Mrs. Porter indicated that she would not vote for this resolution until she was certain that Supervisor Kopp and the interested persons were informed.

President . Newman clarified that this resolution was meant only as a resolution of intent of holding a public hearing on the matter. Commissioner Mellon asked Mr. Steele to clarify the purpose of the hearing and the amendment and Mr. Steele replied that the amendment is meant to clarify the wording of the ordinance introduced by the Board of Supervisors. Mr. Svirsky added that the amendment originally proposed by the Supervisors relates to review and approval of applications for remodeling and other proposed exterior modifications. The modification suggested by the Dept. of City Planning would retain the language and intent of the Board of Supervisors' ordinance and would focus on the standards of review for appropriateness of exterior changes. The present version of this section of the Planning Code does not clearly cover remodeling and other exterior changes, due to a previous amendment made on the floor of the Board of Supervisors. Commission Fleishhacker moved to pass the resolution and restated the intent of clarification. He noted that at the public hearing both sides would be heard and asked that the Commission be given the wording of the ordinance and the amendment as modified by the Planning Department. Mr. Steele assured the Commission that this would be done. Commissioner Porter advised that she would be voting against this resolution because at the Landmarks Board she asked that this proposed modification be discussed with Supervisor Kopp before being brought to the City Planning Commission and she felt that this had not properly been done. Commissioner Rueda seconded the motion and Commissioners Fleishhacker, Rueda Mellon and Farrell voted "Aye"; Commissioners Newman and Porter voted "No" and Resolution No. 6898 was thereby passed. Mr. Steele assured the Commission that Supervisor Kopp would be advised of the passage of this resolution and of the date of the hearing.

Mr. Steele advised the Commission of an ordinance which had been introduced in the Board of Supervisors to amend section 308.1 of the City Planning Code pertaining to appeals from the City Planning Commission to the Board of Supervisors after their disapproval of conditional use application. This amendment addresses the question of procedure in such cases and would change the method of calculating 20% of the property affected. This proposed amendment should be considered by the City Planning Commission. Mr. Steele pointed out that it would be appropriate at this time to consider other proposed amendments to Article 3 concerning City Planning Code zoning procedures, and that the City Attorney also felt some such changes should be made on the basis of experience with this portion of the Code, since the last major revision was in 1968. At this point a date has not been set for a public hearing, and will not be until the staff has completed its review. Mr. Steele presented a resolution for consideration by the Commission declaring the Commission's intention to hold a public hearing to consider amendments to Article 3 of the City Planning Code to include Section 308.1 pertaining to appeals and any other sections in which amendments are found appropriate by the Department's staff and the City Attorney. The Zoning Administrator will set a time and place for said public hearing with public notice as provided for in the Code.

It was moved by Commissioner Fleishhacker, seconded by Commissioner Porter and passed unanimously, Resolution No. 6899, that the City Planning Commission declare its intention to hold such a public hearing.

Mr. Steele informed the Commission that at the last zoning hearing the fact was brought up that the large city-owned area that includes Glen Park Canyon, Glen Park Playground, the Eugene McAteer High School, the Diamond Heights Elementary School and the George Christopher Playground were zoned R-1-D (1 family residential dwelling) and was apparently inadvertently omitted from the reclassification to P Districts of most large parcels of land owned by government agencies in 1963. In order to bring this area into conformity with the P-zoning established in the City Planning Code the Department presented for the Commission's consideration a resolution to declare its intention to hold a public hearing on November 2, 1972, to consider reclassification of this area. After discussion it was moved by Commissioner Mellon, seconded by Commissioner Rueda and carried unanimously that resolution No. 6900 regarding the reclassification of the Glen Park Canyon Area be adopted.

Mr. Steele then presented to the Commission a resolution prepared to enable the Director to enter into a contract with the Survey Research Center of the University of California at Berkeley to undertake a survey of vacancies by housing type in San Francisco. The proposed survey is an important part of the approved 1972-73 Work Program. It has been recognized as such both by the City and the Federal Government who have jointly funded this item. It will be used by the Department in monitoring the housing programs proposed in the Improvement Plan for Residence; will also be required by the Federal Government as part of the regular reporting procedure; it will be useful to many other agencies and individuals, public and private, for whom such information has an important bearing on decisions about the housing market.

President Newman asked Peter Groat, Planner IV (Urban Systems Analyst), a staff member of the Department, how much the study would cost. Mr. Groat replied that the cost of the study would be \$50,000; \$20,000 of this would be supplied by the City and \$30,000 by the Federal Government. Commissioner Porter inquired whether it took \$50,000 to find out how many vacancies there are in this city since everyone knows there aren't very many. Mr. Groat replied that to date the Department has been utilizing data collected and studies compiled by other Departments which sometimes weren't sufficient for the Department's needs. He indicated that it is important for the Department to have a thorough study of the vacancy rate by kind of housing and level of rent in the city.

Commissioner Farrell asked whether this would be an annual survey. Mr. Groat answered that it should be, but to date the department has not had resources to do such an annual study. Mr. Groat also indicated that the post office vacancy survey has technical difficulties and doesn't cover types of housing, and that a vacancy survey is also an element required by the Federal Government for workable programs. Also to be done in this contract is a design for a regularly conducted vacancy survey that can be done at a minimal cost.

After further discussion it was moved by Commissioner Rueda, seconded by Commissioner Porter and carried unanimously that resolution No. 6901 be adopted authorizing the Director of Planning to enter into and execute an agreement with the Survey Research Center of the University of California at Berkeley to undertake the design and execution of a vacancy survey.

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Mr. Steele advised the Commission that he would present a report on the status of the environmental impact statement requirement. Mr. Newman read the following statement to the Commission:

"This commission is extremely conscious and very concerned about the impact on the community of the recent Supreme Court decision regarding the Environmental Quality Act.

"We are very aware of the costly delays, unemployment, construction problems and inconvenience San Franciscans may suffer in order to comply with this legislation.

"I want to assure the public for the commission that our staff has been assigned this matter as its No. 1 priority, and that it is working diligently, day and night, rapidly and under great pressure, to crystallize the requirements for exempt categories so that building permits can be granted within the provisions of the act. It is imperative that persons with applications which require Environmental Impact Reports know the proper procedures and practices to follow in order to have their applications heard with the least delay possible.

"We have made the Mayor, the Board of Supervisors and other interested departments fully aware of the importance of this court decision.

"The Planning Commission and its staff is taking every action possible to comply with the law and clear the logjam that can result from the delay of the approximately 90,000 permits which clear the Central Permit Bureau each year."

Mr. Steele stated that the Department's staff had been working in the development of environmental impact statement criteria for types of projects, particularly those projects that were felt to have no impact on the environment. He stated that the Department was working on tentative guidelines for projects considered to have no impact on the environment and also on guidelines for those projects which might or might not be considered as having an impact on the environment. The staff is also working on development of procedures for handling environmental impact statements in this and other city departments. The procedures for processing permit applications for private projects would work as follows: The applicant would submit a local notice of intent to the Department of City Planning. The Department staff would review the notice of intent to determine whether the proposal is within an exempt category, in which case the process would terminate. If the proposal did not fall into an exempt category, the Department would review the local notice of intent and conduct an environmental evaluation to determine whether the proposal could have a significant effect on the environment. If the proposal did not have a significant effect on the environment a negative declaration would be prepared by the Department of City Planning and approved by the Director of Planning, in which case the process would terminate. If the proposed project could have a significant effect on the environment, a statement of need would be prepared by the Department of City Planning and sent to the applicant advising that an environmental impact report was required and that additional materials must be submitted. The Department would subsequently review submitted materials, prepare a draft

environmental impact report and provide public notice of its availability for review and of a subsequent public hearing in 30 days. At the public hearing the draft environmental impact report would be discussed and the Department would receive comments and criticisms. It would then revise the draft environmental impact report to incorporate and respond to all comments and criticisms. This report would be forwarded to the City Planning Commission along with the recommendation of the Director of Planning. The City Planning Commission would then adopt the report when satisfied that all necessary material was included. Action of the City Planning Commission on cases would then proceed as in the past with consideration given to the environmental impact report.

Mr. Steele then stated that the Department has determined that certain categories of projects for which permits or licenses are required have no significant effect on the environment on the basis of the guidelines established by the state office of Planning and Research, and that permits and licenses for these categories of projects should be issued without an environmental impact report. He indicated that he would like to submit these to the commission for their consideration and approval. Commissioner Porter inquired whether the Commission had the right to take such action or whether the State would disapprove this. Mr. Steele replied that no official guidelines regarding exemptions had been put out by the State and that the Department feels it is appropriate to develop guidelines and in fact has had indications from the State that this would be a proper function.

Mr. Steele then went on to explain that the California Environmental Quality Act requires the preparation of an environmental impact report only for those projects which may have a significant effect on the environment and not for those which would have no significant effect on the environment. The establishment of certain categories of environmentally insignificant projects for which environmental impact reports will not be required would serve the public interest in efficient processing of permits for minor projects with minimum expense and delay. Mr. Steele stated that the Department wished to propose that the following categories of projects for which permits or licenses are required have no significant effect on the environment on the basis of the guidelines set forth in this resolution, and permits and licenses for these categories of projects may be issued without an environmental impact report.

1. "Work required to be done as a result of code enforcement efforts of the Division of Apartment and Motel Inspection (DAHI), Property Conservation Division (PCD) and Federally Assisted Code Enforcement Section (FACE);
2. "Interior alterations which do not increase the number of dwelling units or result in a change of use as defined by the City Planning Code;
3. "Routine maintenance and repair work which does not alter the exterior dimensions of a structure;
4. "Emergency work necessary to remedy an immediate hazard to public health or safety;

5. "Signs mounted flat against the wall of a building which have no portion of the sign above the windowsill level of the second floor of the building;
6. "Mere changes of copy for conforming signs;
7. "Projects requiring plumbing (gas, water, sewer or side sewer) permits but no building permits;
8. "Projects requiring electrical permits but no building permits;
9. "Projects requiring grading permits only to the extent of filling excavations to the elevation of surround properties;
10. "One-family and two-family dwellings, additions thereto, and minor structures accessory to such dwellings, where properties on the same side of the street in the same block are already predominantly built up with structures that are similar to the new structure in density, lot coverage, height and front set-back;
11. "Debris boxes;
12. "Annual renewal of permits or licenses for existing and continuing uses and activities not involving any new construction; and
13. "Zoning reclassifications to a more restrictive district."

Mr. Steele recommended adoption of this list, which would cover 90% of the permits handled by the Central Permit Bureau.

Commissioner Newman asked that if the Commission adopted this list whether the Central Permit Bureau could issue permits. Mr. Steele replied that they could for those projects found to be in the area of the categorical exemptions.

Commission Rueda then asked whether there was an appeal to the Department's decision that an environmental impact report would be required prior to issuance of a permit. Mr. Robert Kenealey, Deputy City Attorney, replied that an applicant could appeal the requirement to the City Planning Commission. There would be no other method of appeal.

Commissioner Porter inquired whether the Board of Supervisors would have to approve the guidelines or whether the Commission could proceed to set and then follow proposed guidelines. Mr. Kenealey replied that it was his best judgment that the City Planning Commission could proceed to set the guidelines.

After further discussion it was moved by Commissioner Newman, seconded by Commissioner Fleishhacker and unanimously approved to adopt Resolution No. 6902 setting categories of project for which permits or licenses are required, that have no significant effect on the environment.

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Mr. Steele then presented for the Commission's consideration a draft resolution that would adopt for the guidance of the Commission and the Department of City Planning criteria in determining significant effects of a project on the environment in the interim period until final criteria are established, based on the guidelines of the California State Office of Planning and Research:

- a. "Disrupts or alters the appearance of surroundings of a historic or archeological site;
- b. "Has a significant effect on natural, ecological, cultural or scenic resources of National, State or Local significance;
- c. "Leads to a controversy regarding the relocating of housing resources;
- d. "Disrupts or divides an established community or disrupts orderly, planned development or is inconsistent with plans and goals that have been adopted by the community in which the project is located; or causes increased congestion;
- e. "Results in an inconsistency with any National, State or Local standard relating to the environment; has a substantial impact on air and water quality or on ambient noise levels for adjoining areas; and involves the possibility of contamination of a public water supply system.
- f. "Affects a rare or endangered species of animal or habitat of such a species."

These guidelines would help the Planning Department in complying with the requirements of the California Environmental Quality Act in requiring a submission of environmental impact reports for those projects which may have a significant effect on the environment. Commissioner Fleishhacker stated that as he understood it the effect of this resolution would be that all cases not covered by the prior resolution regarding categorical exemptions would be covered by these guidelines. He questioned the definition of congestion as used in guideline D, wondering if this meant traffic congestion and whether this could be clarified. Mr. Steele replied that the Department takes this to mean traffic congestion, and noted that the word 'traffic' could be added now or at a later date in order to clarify the meaning. Commissioner Fleishhacker stated that he felt the Department should be more clear on these guidelines. Commissioner Rueda asked that if a determination was made by the Department that no environmental report was needed for a proposed project whether this decision could be appealed. Mr. Steele replied yes, that it could be appealed to the City Planning Commission.

Commissioner Newman stated that as he understood these guidelines, the City Planning Department would review applications in light of these guidelines and that an administrative decision would be made regarding whether an impact statement was needed. Mr. Steele replied that this was correct.

Commissioner Ritchie, referring to item D, asked what was meant by 'community', and asked if it would be possible to add 'physical' in front of the word 'disrupts' in both places where the word 'disrupts' appears, the word 'significant' prior to the word 'increased', and the word 'traffic' prior to the word 'congestion'. This modification was discussed by the members of the Commission and accepted so that D would read "physically disrupts orderly planned development or is inconsistent with plans and goals adopted by the Community in which the project is located; or causes significant increased traffic congestion".

At the suggestion of Commissioner Mellon item C referring to relocation of housing resources was changed to read "creates a significant housing relocation problem".

After further discussion Commissioner Fleishhacker moved, Commissioner Porter seconded and the Commission unanimously adopted resolution No. 6903 adopting criteria based upon the guidelines of the California State Office of Planning and Research for determining projects that will have a significant effect on the environment.

Mr. Steele then advised the Commission that based on their action in approving resolutions No. 6902 and 6903 the following cases on the day's calendar would require environmental impact reports and therefore could not be heard and would be carried over on the calendar: CU72.49, CU72.45 and CU72.51. Mr. Steele stated that when an environmental impact report was filed by the applicant there would be a 30 day notice of the report being on file, after which period a hearing on the report would be held, modifications would be made as necessary and the report would then be presented to the City Planning Commission. When the Commission approved the reports the regular zoning hearing on the cases would be held.

CU72.46 - PORTION OF THE BLOCK BOUNDED BY WEBSTER, SUTTER, BUCHANAN AND POST STREETS, NIHONMACHI COMMUNITY DEVELOPMENT PROJECT.
REQUEST FOR AUTHORIZATION FOR A PARKING LOT FOR 41 AUTOMOBILES:
IN AN R-4 DISTRICT AND IN A C-2 DISTRICT.

R. Spencer Steele, Assistant Director of Planning - Implementation (Zoning Administrator), described this case as a conditional use authorization for a parking lot in a presently vacant irregularly shaped parcel running the length of the block bounded by Webster, Sutter, Buchanan and Post Streets approximately 375 feet and having a width ranging from 13 feet to 68 feet, with an area of approximately 20,385 square feet. The applicant is the San Francisco Redevelopment Agency. Mr. Steele advised that a negative declaration of environmental impact had been given by the Director of Planning. The property is proposed to be redeveloped as the first increment of commercial parking facilities as required by off-street parking variance VZ70.7 for the Western Addition Development Project Area A-2. Proposal is for 41 parking spaces with appropriate landscaping conforming to conditions.

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Commissioner Rueda asked what else was proposed since this is indicated as the first increment of commercial parking facilities. Mr. Steele replied that a second increment of parking would be on the opposite side of the street.

Commissioner Fleishhacker inquired about business for the large parking garage which was located across the street. William Russo, Director of Architecture and Urban Design for the Redevelopment Agency, replied that three lots were originally required for the Nihonmachi Project. The Planning Code and the Redevelopment Agency would require 588 spaces and the agency had asked for a variance of this requirement on the basis of the existing garage. Mr. Russo further indicated that the specific design of the proposed parking areas was reviewed at three stages by both the Nihonmachi Design Review Committee and the San Francisco Redevelopment Agency and that extensive landscaping would be provided in the parking areas in addition to landscaping and fences screening the parking area from Webster Street. It was intended that many of the large existing trees in the area would remain. Adjacent properties would be screened by fencing and landscaping. The parking area would be constructed in accordance with the Nihonmachi Master Plan within the Nihonmachi Community Development Project and in accordance with the official redevelopment plan as amended for the Western Addition Redevelopment Project Area A-2. The parking would partially fulfill the requirements of the parking variance granted by the Zoning Administrator and would not adversely effect the Master Plan.

No one else was present in the audience to speak in favor of or in opposition to the subject application.

Mr. Steele recommended that the application be approved subject to seven specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the Conditions, he recommended that the draft resolution be adopted.

President Newman asked if the conditions which had been recommended by Mr. Steele would be acceptable to the applicant. Mr. Russo replied in the affirmative.

After further discussion it was moved by Commissioner Ritchie, seconded by Commissioner Fleishhacker and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6904 and that the application be approved subject to the conditions which had been recommended by Mr. Steele.

ZM72.12 - NORTHEAST CORNER OF SUTTER AND BUCHANAN STREETS: NIHONMACHI
COMMUNITY DEVELOPMENT PROJECT
REQUEST FOR RECLASSIFICATION OF AN R-4 DISTRICT TO A C-2
DISTRICT.

Mr. Steele advised the Commission that a negative declaration of environmental impact on this project was authorized and approved by the Director of City Planning.

Mr. Steele described the subject property as being located on the northeast corner of Sutter and Buchanan Streets in the Nihonmachi Community development

Project, and as being portions of lots 12, 13 and 14 of Assessor's Block 675. The property is presently an R-4 zoning and the present use is a temporary mini-park and two three-family dwellings, the occupants of which are to be rehoused. The applicant is the San Francisco Redevelopment Agency which proposes a reclassification from an R-4 to a C-2 District to construct a two-floor commercial and residential building containing a market on the ground floor with office space and the owner's dwelling unit on the second floor in accordance with the approved redevelopment plan for the Western Addition Area A-2 as amended August 2, 1970. The rezoning would bring the City Planning Code into conformance with the Approved Redevelopment Plan.

Mr. Russo, Director of Architecture and Urban Design of the Redevelopment Agency stated that the property would be redeveloped in accordance with the Nihonmachi Design and Development Controls and the Nihonmachi Master Plan which cover a portion of the Western Addition A-2 Redevelopment Area. A two-story commercial building with one residential unit would be constructed on the site. The building would be in conformance with the Urban Design Plan height and bulk limits. Parking for the Commercial portions of the building would be provided as part of the requirement under the Nihonmachi Commercial Parking Variance (VZ70.7). Design Review for the building would be conducted by both the Nihonmachi Design Review Committee and the Redevelopment Agency.

Commissioner Porter inquired why the park presently located there was going to be destroyed. Mr. Russo replied that the Mini-park was there on a temporary basis and had served two purposes to train community youth in landscape architecture in the process of constructing the Mini-park and to provide an interim use for this land after demolition and before redevelopment. Commissioner Porter commended the Redevelopment Agency for the Mini-park and remarked that she would be sorry to see it go.

No one else was present in the audience to speak in favor of or in opposition to the subject application.

Mr. Steele recommended that the application be approved and presented a draft resolution for the Commission's consideration.

It was moved by Commissioner Porter, seconded by Commissioner Rueda and carried unanimously that the draft resolution be adopted as City Planning Resolution No. 6905 and that the application be approved.

ZM72.13 NORTHWEST CORNER OF SUTTER AND BUCHANAN STREETS: NIHONMACHI
COMMUNITY DEVELOPMENT PROJECT.
REQUEST FOR RECLASSIFICATION OF AN R-3 DISTRICT AND AN R-4
DISTRICT TO A C-2 DISTRICT.

Mr. Steele advised the Commission that the Department was in receipt of a letter from Robert L. Rumsey, Executive Director of the Redevelopment Agency, requesting that the Commission delay consideration of the agency's application for reclassification of property located in block 676 on the northwest corner of Sutter and Buchanan Streets. It had come to the attention of the agency that there were

certain unforeseen difficulties with respect to the subject property. The agency requested that the application be kept in abeyance with rescheduling at a later hearing date and stated that the agency would advise the Commission when they wished the item to be rescheduled.

Subsequently, it was approved unanimously by the Commission that the case be held over until advised by the Redevelopment Agency.

CU72.43 3900 CALIFORNIA STREET; NORTHWEST CORNER OF ARGUELLO BOULEVARD. REQUEST FOR AUTHORIZATION TO EXPAND AND RENOVATE A NON-CONFORMING GASOLINE SERVICE STATION THROUGH THE ADDITION OF ISLAND COVERS OVER THE GAS PUMP ISLANDS; IN AN R-4 DISTRICT.

Mr. Steele advised the Commission that this project had been determined not to have a significant effect on the environment and that the Director of Planning had authorized and approved a negative declaration.

Mr. Steele went on to describe the case as a conditional use application to expand and renovate a non-conforming service station located at 3900 California Street. The project is located on an irregularly shaped parcel with a 75 foot frontage on Arguello, a 85.5 foot frontage on California and opposite lengths of 83.7 feet and 85 feet respectively. The area is 6,758 square feet. The present use is a Shell Service Station in an R-4 district in a 40-X height and bulk district which allows a maximum height of 40 feet. The applicant is Kent Woodell for Shell Oil Company, owner. The proposal is to remove the existing island canopies and install two 24 foot x 24 foot modern pump island covers, thereby increasing lot coverage by 648 square feet or 9.6%. Mr. Steele advised that the termination date for this use was 1985 and that a non-conforming use automobile service station where the lot coverage does not exceed 30% may be altered or reconstructed at the existing or lower lot coverage and having the same expiration date as when the station becomes non-conforming without special Planning Commission review. However, where it is proposed to expand the lot coverage of a service station, conditional use status must be sought from the Commission. In such a conditional use, the maximum lot coverage allowed would be 30%.

Mr. Kent Woodell, the applicant and real estate representative of the Shell Company, stated that they simply wished to remove antiquated pump islands and install new pumps and a canopy which will provide additional protection from the inclement weather for both the customers and the station employees. This would provide a modern aesthetic improvement over existing facilities and would provide better lighting for safety for pedestrians and motorists.

No one else was present in the audience to speak in favor of or in opposition to the subject application.

Mr. Steele recommended that the conditional use application be approved subject to four specific conditions which were contained in a draft resolution which he had prepared for consideration by the Commission. After summarizing the conditions, he recommended the draft resolution be adopted.

President Newman asked if the conditions which had been recommended by Mr. Steele would be acceptable by the applicant. Mr. Woodell replied in the affirmative.

After further discussion it was moved by Commissioner Ritchie, seconded by Commissioner Porter, and carried unanimously that the draft resolution be adopted as City Planning Commission resolution No. 6906 and that the application be approved subject to the conditions which had been recommended by Mr. Steele.

CU72.50 - NEWCOMB AVENUE, SOUTHWEST SIDE APPROXIMATELY 220 FEET SOUTHEAST OF BARNEVELD AVENUE.
REQUEST FOR AUTHORIZATION FOR AN AUTOMOBILE WRECKING OPERATION IN AN OPEN YARD; IN AN M-1 DISTRICT,

Mr. Steele advised the Commission that the applicant had requested that his case be postponed until November 2, 1972. It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker and unanimously approved that the Commission accept the request and postpone the hearing on the case until November 2, 1972.

CU72.47 - 500 BAY STREET, NORTHWEST CORNER OF BAY AND TAYLOR STREETS.
REQUEST FOR AUTHORIZATION FOR OPEN STORAGE AND DISPLAY OF RENTAL AUTOMOBILES AT AN AUTOMOBILE SERVICE STATION; IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 2 AND IN A C-2 DISTRICT.

Mr. Steele advised the Planning Commission that the Department had received a letter dated September 28, 1972 from Walter K. Dobbs, agent for the applicant in this case, requesting withdrawal without prejudice of the application.

It was moved by Commissioner Rueda, seconded by Commissioner Ritchie, and approved unanimously that the Commission adopt resolution No. 6907 granting the request for withdrawal without prejudice of application No. CU72.47.

CU72.52 - 490 BAY STREET, NORTHEAST CORNER OF TAYLOR STREET.
REQUEST FOR AUTHORIZATION FOR RECONSTRUCTION OF AN AUTOMOBILE SERVICE STATION; IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 2 IN A C-2 DISTRICT.

Mr. Steele advised the Commission that a negative declaration of environmental impact for this project had been considered and approved by the Director of Planning.

Mr. Steele described the subject property as located at 490 Bay Street, northeast corner of Taylor Street in a C-2 District in the Northern Waterfront Special Use District No. 2. The present use is an automobile service station with two general advertising signs, one on the north property line and one on the east property line. The applicant is the Union Oil Company of California, authorized agent of Turner Foundation, owner. The applicant proposes to reconstruct the existing automobile service station.

Mr. Norman Miller, real estate representative of the applicant, stated that the station had been there in that location since 1955, and requested permission to remove the existing service station facilities and construct a new service station facility on the same site.

Mr. Steele advised that the conditions set forth in Section 303(c) of the City Planning Code with respect to this proposal are met and said that conditional use should be authorized in accordance with standards specified in the City Planning Code and subject to further conditions as follows:

1. "The proposed reconstruction shall be in general conformity with plans marked 'Exhibit A' on file with the City Planning Department and with the modifications and conditions set forth in this resolution.
2. "Of the two curb-cuts on the Taylor Street side of subject property only the one closest to Bay Street shall remain, and it shall be subject to further review by the City Planning Commission for possible elimination if it is determined to have a detrimental impact on the proposed future use of Taylor Street as the extension of the Taylor Street cable car.
3. "The two general advertising signs on the north and east property lines shall be removed and said property kept free of such signs in the future.
4. "Landscaping including street trees shall be installed and continuously maintained by applicant in general conformity with the landscaping plan developed in consultation with the Department of City Planning.
5. "No projecting signs shall be erected on the subject property, and all signs shall be subject to review as to size, location and intensity of light."

Mr. Steele also noted that the provisions of the Northern Waterfront Special Use District No. 2 states that an automobile service station if otherwise listed in the City Planning Code as a permitted use shall be permitted only upon approval by the Planning Commission as a conditional use. Mr. Steele recommended the application be approved subject to the five specific conditions which were contained in the draft resolution which he had prepared for consideration by the Commission.

Mr. Norman Miller, representing the applicant, in regard to the two drive approaches to the station, one of which would be subject to further review by the City Planning Department for possible elimination if determined to have a detrimental impact on a proposed future use of Taylor Street as an extension of the Taylor Street Cable Car, whether the Shell Oil Station opposite would be subject to the same review. Mr. Steele replied affirmatively.

Commissioner Ritchie requested that condition No. 2 be revised to indicate that further review regarding the possible elimination of the remaining Taylor Street curb cut would be by the City Planning Commission rather than by the City Planning Department.

No one else was present in the audience to speak in favor of or against the application.

President Newman asked if the conditions recommended by Mr. Steele would be acceptable to the applicant. Mr. Miller replied in the affirmative.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda and carried unanimously that the draft resolution as modified be adopted as City Planning Commission Resolution No. 6908 and that the application be approved subject to the conditions recommended by Mr. Steele.

No further zoning cases were heard.

President Newman read a letter from the California Chapter of the American Institute of Architects advising the Commission of the receipt of the Community Design award from the Chapter to the Citizens of San Francisco and its public officials for the Urban Design Plan.

Mr. Steele advised the Commission that the Department staff would be continuing work on developing a questionnaire form with text descriptions for use by applicants in submitting information for environmental impact reports.

Commissioner Ritchie inquired whether the Commission would have to go back to November of 1970 when the original legislation was passed and require environmental impact reports for projects approved since that date. Mr. Steele replied that it was unclear at this time what would be required.

The meeting was adjourned at 4:00 P.M.

Respectfully submitted,

Charna E. Staten
Acting Secretary

ABJ

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, October 12, 1972.

The City Planning Commission met pursuant to notice on Thursday, October 12, 1972, at 1:00 p.m. in Room 282, City Hall.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; John C. Farrell, Mortimer Fleishhacker, Thomas J. Mellon, John Ritchie and Hector Rueda, members of the City Planning Commission.

ABSENT: None

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; James F. White, Planner III; John Phair, Planner III; Ron Jonash, Planner II; Emily Hill, Planner II; and Charna Staten, Acting Secretary.

JOINT MEETING WITH THE RECREATION AND PARK COMMISSION.

The first part of the regular meeting was given over to the presentation of the "Improvement Plan for Recreation and Open Space; A Proposal for Citizen Review". Members of the Recreation and Park Commission present were: Loris Di Grazia, President; Carmen Dominguez, Vice-President; Eugene L. Friend; C. R. Johnson; Mrs. J. Eugene McAteer; Elvin Stendell; and George P. Thomas. Joseph Caverly, General Manager of the Recreation and Park Commission, Jonash Misuraca, Superintendent of Recreation, Tom Malloy, Executive Assistant to the General Manager and Mary B. Connolly, Secretary to the Commission.

President Newman opened the presentation with the following remarks:

"I would like to welcome the members of the public and of the Recreation and Park Commission who are here for today's presentation of the 'Improvement Plan for Recreation and Open Space.' The Plan is the fourth in a series of proposed revisions of the City's Comprehensive Plan. Already presented, reviewed, and adopted are the residence, urban design, and transportation elements of San Francisco's Master Plan. Future elements of the Master Plan will include environmental quality, education, community services, and economic development.

"Preparation of the Plan has been in response to a number of concerns. Public interest in preserving open space has grown tremendously. At the same time pressures on remaining open space are increasing. Major opportunity areas exist, especially along the shoreline, but it is often difficult to take advantage of them. There is a growing demand for neighborhood recreation, yet many of the City's neighborhoods lack adequate facilities. The 'Improvement Plan for Recreation and Open Space' has been developed in response to these concerns; the Plan builds

upon the existing Master Plan element, completed in 1954, and presents a policy framework for dealing with these and other open space issues.

"Today's presentation marks the beginning of a period of public review of the plan; no Commission action will be taken today. The presentation will be followed by a series of public hearings on the Plan during which members of the City Planning Commission, members of the Recreation and Park Commission and their respective staffs will listen to public comment. Since the Plan will be revised on the basis of comments received during the review period, it is hoped that public participation will be extensive. During the review period, staff members will be available to meet with community groups to present and discuss the plan; written comment will also be welcomed. When the public review period is concluded, and the plan has been revised, it will be proposed for adoption by the City Planning Commission as the new recreation and open space element of the Master Plan."

He then called on Loris Di Grazia, President of the Recreation and Park Commission, who gave the following statement:

"The Recreation and Park Commission welcomes the opportunity to convene jointly with the City Planning Commission to receive a presentation report on the 'Improvement Plan for Recreation and Open Space'. It is my understanding that this report is part of a series updating San Francisco's Master Plan that the Planning Department is required to prepare both by Charter and State Law.

"Previous to today's meeting I appointed a committee of the Recreation and Park Commission to review the Open Space Plan. This committee was composed of Vice-President Dominguez, Commissioner McAteer and myself. Mr. Jacobs and his staff met with us on September 20.

"Because of today's enormous interest in open space and leisure programs I am certain this report will generate much public discussion. The Recreation and Park Commission welcomes the effort made by the staff of the City Planning Department. I am certain this report will be of great assistance to our Commission."

Allan B. Jacobs, Director of Planning, then gave a brief discussion of events leading up to the presentation of the Plan.

"Background work on the 'Improvement Plan for Recreation and Open Space' was begun by the Department of City Planning in June 1970. In September of the same year, State legislation was passed requiring the adoption of a recreation and open space element by June 1972. That date has since been changed to June 1973. Work on the plan has proceeded in accordance with new State requirements and has in fact been

done well in advance of them. In keeping with this pattern we anticipate completion of the review and revision, and final adoption of the Recreation and Open Space element before June 1973.

"As with previously proposed Master Plan elements, the 'Improvement Plan for Recreation and Open Space' has been developed in conjunction with other City agencies, and with neighborhood groups. In this case, the Recreation and Park Department and a number of neighborhood and citywide groups involved in recreation and open space issues throughout San Francisco have played key roles in the development of the plan."

At this point, Mr. Jacobs asked Mr. Joseph Caverly, the General Manager of the Recreation and Park Department if he had any remarks. Mr. Caverly informed the members of the two Commissions that over a two year period his department had been working closely with the staff of the City Planning Department to develop this proposed plan, going through two drafts and extensive revisions throughout this period. He noted that San Francisco has extremely important open space facilities and that given the past record on open space planning the city could and should be hold in setting the quality of life for the next 100 years. He commented that the passage by Congress of the Golden Gate National Recreation Area is one major step in this direction. Mr. Caverly thanked the City Planning Commission staff for setting goals that reflect the city's needs.

Mr. Jacobs then concluded his remarks:

"The 'Improvement Plan for Recreation and Open Space' deals with recreation and open space issues of key importance to San Francisco. The concerns addressed in the plan have been divided generally into regional, shoreline, citywide and neighborhood issues. Within the city, the plan focuses mainly on public open space and facilities.

"Many private and semi-public organizations in San Francisco provide important recreational services that are essential to the City and which should be assisted by the City where possible. The City itself, however, clearly has most direct jurisdiction over publicly owned facilities and space. In the regional section of the plan, considerable attention is devoted to important recreational opportunity areas. Many of these areas are outside the City's jurisdiction; here the plan is intended to reflect the City's position as these issues relate to the ABAG Regional Plan.

"The plan is by necessity limited to considerations of physical space and facilities. Whereas the importance of recreation programs is recognized, the plan deals only with broad program issues such as the responsiveness of programs to the differing needs of people.

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"As Mr. Newman mentioned, the 'Improvement Plan' is divided into three sections. The introduction provides background information on recreation and open space issues, and summarizes conditions, trends and issues important in development of a recreation plan.

"The second section sets forth proposed objectives and policies for recreation and open space in San Francisco, and includes the proposed Plan Maps. These maps are posted on the wall for your inspection. This section, the objectives and policies and the plan maps, is the heart of the plan. Upon completion of the review process it will be revised and proposed for official adoption by the City Planning Commission as the Recreation and Open Space element of our Comprehensive Plan. Upon adoption this plan element will supersede all reference to park and harbor locations and to open space categories in the existing Master Plan.

"The third section, the Program section, outlines programs and short-range actions for achieving the objectives and policies recommended in the preceding section. This section will also be revised on the basis of public review. Because the programs are subject to frequent updating, however, they will be proposed for City Planning Commission endorsement rather than adoption.

"While many of the policies contained in the 'Improvement Plan' may appear to be self-evident, they provide the basis and guidelines imperative for a successful recreation and park system for the City. It is important that City policy on open space be spelled out to insure the preservation of undeveloped land. Otherwise, we will continue to see the limited supply of open space whittled away while pressures for more recreational activity continue to mount.

"At this time members of my staff, Miss Hill and Mr. White, will present the more substantive details of the plan."

Miss Emily Hill proceeded to narrate a slide presentation of the Plan. First given was the introduction to the Plan, presenting background information regarding the most recent trends, conditions and issues which have arisen in recreation and upon which later sections of the Plan are based. The objectives and policies of the Plan, divided on a geographical basis, were then given.

At the conclusion of the slide presentation, Mr. Jacobs stated:

"The 'Improvement Plan for Recreation and Open Space' is being presented to you for your review. It is still preliminary, and everything in it is subject to revision. This presentation marks the beginning of a three to four month review period during which citizens and public officials are invited to comment on the plan and participate

in the review of it. Public hearings will be held on November 16 and December 12, and if necessary on January 11. The plan will be revised on the basis of comments received at these hearings and elsewhere during the review period.

"It is our hope that when a final consensus is reached and the plan is revised and adopted, neighborhood groups and public agencies alike can use this plan and its programs as a tool for guiding implementation of recreation and open space improvements in their neighborhoods. Such a tool can be useful to citywide organizations and can serve as a basis for coordinating decisions made by numerous public agencies.

"Again, I would urge those here and those not here to study the plan and to participate in the review process. One thousand copies of the plan have been printed. Approximately 400 will be mailed out to individuals and community groups on our mailing list. The remaining copies of the plan will be available at no charge at the Department offices at 100 Larkin Street, or available for mailing on request. In addition, members of the Department of City Planning staff will be available to attend meetings of community groups to discuss the plan and solicit your comments. Requests for such meetings can be made at Department offices or by phoning 550-4541.

"At the conclusion of the review process, we hope to have a plan that accurately reflects San Franciscan's goals and priorities for recreation and open space in their City."

President Newman thanked Miss Hill and Mr. White and other members of the staff who had contributed to the preparation of the Plan and the slide presentation, and asked the Commissioners if they had any questions.

Commissioner Porter asked what proportion of the Plan covered regional aspects of open space. Mr. Jacobs replied that about 25 percent of the plan referred to regional issues.

President Newman inquired about the dates and times of the public hearings. Mr. Jacobs informed him that one afternoon hearing would be held on November 16 in Room 232, City Hall, and that a second would be held December 12 at 7:30 p.m. in Room 232. He noted that a third hearing would be held if the demand warranted it. In response to President Newman's question regarding the possibility of holding these meetings in the neighborhood, Mr. Jacobs said this was possible, and added that the staff would go to any community meeting to which they were invited to discuss the plan, as they did with the Improvement Plan for Transportation.

Commissioner Eugene McAteer asked if there would be any change in the City Planning Code in regard to the Recreation and Open Space Plan. Mr. Jacobs replied that after adoption of the basic objectives and policies, the department would be considering many ways of implementing the plan, which could include zoning changes.

This must be done in context and very carefully, as was the Height and Bulk Ordinance for implementing the Urban Design Plan, he noted, rather than in a piece-meal fashion which might not be good in the end.

Commissioner Porter commented that she realized the costs involved in implementing the plan and wondered how much funds would be available. She noted that one resource which would be available would be abandoned schools in neighborhoods which desperately need open space, and asked whether the City Planning Department or the Park & Recreation Department would be involved with this option. Mr. Jacobs replied that this involved the disposal of surplus public land, and that an Urban Design Plan policy calls for the best public use of such spaces. This is all well and good, he added, but the problem is often one of money, resulting in sale of surplus land rather than retention for public use.

There being no more questions from the Commissioners, President Newman gave the following concluding remarks:

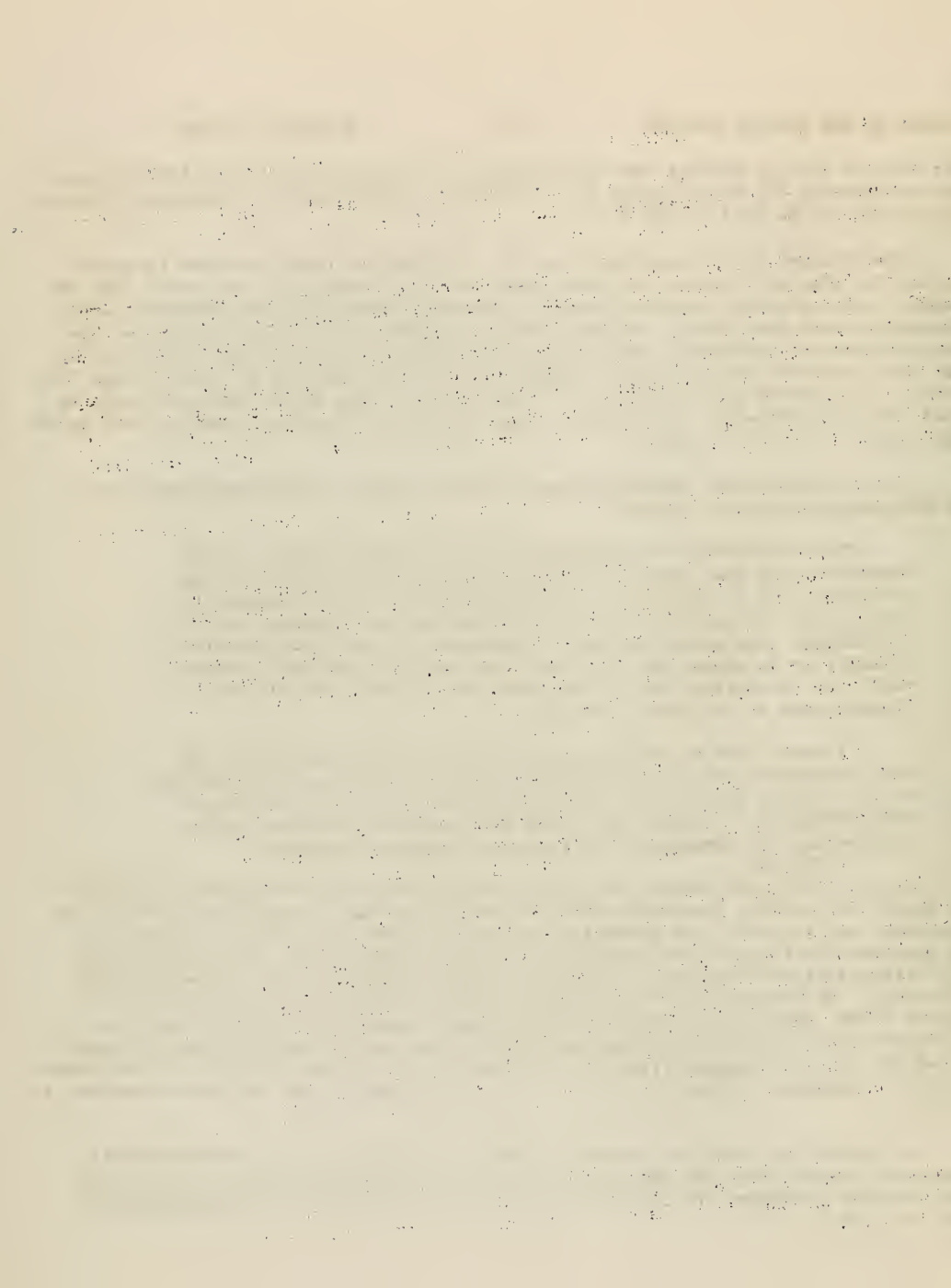
"This concludes the presentation of the 'Improvement Plan for Recreation and Open Space'. Copies of the plan are available here today and will be available at the Department of City Planning offices. I would remind you again that the plan is presented here in preliminary form and is subject to revision. I would urge you individually or in groups to study the plan, and to submit your comments orally or in written form to the staff of the Department of City Planning and at the public hearings.

"I would like to thank again the members of the Recreation and Park Commission and of the general public for attending this meeting. We will take a brief recess to allow members of the Recreation and Park Commission to depart for their own Commission meeting, before reconvening for remaining City Planning Commission business.

"Thank you".

After a 10-minute recess, the City Planning Commission reconvened at 1:55 p.m. Mr. Jacobs advised the Commission that Mr. Dick Hedman had accepted on behalf of the Department and the City, the Community Design Award from the California Council of the American Institute of Architects for the Urban Design Plan. The award was to the "Citizens of San Francisco, their elected representatives and dedicated public officials." He advised that the Department had also received at the AIP Annual Conference a HUD Honor Award for the Urban Design concept of the Urban Design plan. Mr. Jacobs noted that while he was very proud of the awards the Department had received for the Urban Design Plan, he felt that it was sad that the Plan for Residence which he considered at least the match of the Urban Design Plan, had never received a award.

Mr. Jacobs informed the Commission that it was possible that the October 19 Commission meeting might be cancelled, but that a final decision would not be made until Tuesday afternoon, in terms of the amount of Environmental Impact Evaluation work to be done.



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Mr. Jacobs advised the Commissioners that the staff had prepared, as requested, a draft of a letter to be sent to a number of banks, savings and loan associations and insurance companies regarding financing and insuring in the Haight-Ashbury. The letter as drafted merely requests that the banks respond to the suggestion of several of the Commissioners that representatives of the various companies meet with each other and perhaps some City officials to discuss the problem. Mr. Jacobs added that the Commission also suggested that the staff contact the various lending institutions and insurance firms to find out what in fact their policies are before the Commission sent a letter. The staff did this and Mr. Jacobs said that it had been reported to him that most banks and insurance companies stated they had no special policy as far as the Haight-Ashbury is concerned. Most, however, volunteered that they would be very interested in meeting together to discuss alternative possibilities.

Mr. Jacobs suggested that the letter be sent to the companies on a list including all the major banks, savings and loan companies and insurance companies most involved in residential properties in San Francisco.

Commissioner Porter inquired whether there was an association of lending institutions and how it was proposed to get the various groups together. Mr. Jonash replied that there is no association of major banks although there is an association called SAMCO (Savings Association Mortgage Company) which has been contacted. Letters might also go to those companies which are not members of SAMCO. Mr. Jonash also noted that there is no insurance company association and that he tried to choose those companies most active in casualty insurance in the Haight-Ashbury. Commissioner Ritchie commented that the Mortgage Bankers' Association would be the one to contact. Mr. Jacobs remarked that it might be better to contact individual companies to obtain more representation.

President Newman inquired whether the larger banks had community service representatives. Mr. Jonash replied that the Bank of America and Wells Fargo Bank do, and that the staff had been in contact with them. Other banks, such as Hibernia and Security, Pacific do not, in which case contact has been with public relations personnel.

After further discussion, the draft letter was approved by the Commission for transmittal.

Mr. Jacobs informed the Commissioners that the Department's Annual Report has been sent to the Mayor's Office, and noted that copies were being presented to them today for their information and review.

The meeting was adjourned at 2:10 p.m.

Respectfully submitted,

Charna E. Staten
Acting Secretary

ABJ

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held October 26, 1972.

The City Planning Commission met pursuant to notice on Thursday, October 26, 1972, at 2:15 p.m. in the Commission's meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; John C. Farrell, Mortimer Fleishhacker, Thomas Miller, members of the City Planning Commission.

ABSENT: John Ritchie and Hector E. Rueda, members of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert Passmore, Planner V-Zoning; Peter Svirsky, Planner V-Zoning; Ronald Jonash, Planner II; and Charna E. Staten, Planner II, Acting Secretary.

Donald Canter represented the San Francisco Examiner; Ralph Craib represented the San Francisco Chronicle; Lee Wakefield represented the San Francisco Progress.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, advised the Commission that the 1200 California Corporation, owners of the apartment building on the northwest corner of California and Jones Street, has petitioned the Superior Court to rescind City approval of a site permit for a 270-unit, 160 foot high apartment building proposed for the southeast corner of California and Jones Streets. Respondents in this legal action are the Board of Permit Appeals, the Planning Commission, and Central Permit Bureau; parties in interest are Hyatt Corporation and Cahill Construction Company.

This application was not specifically reviewed by the Planning Commission because the proposal met all Planning Code provisions applicable at the time the application was filed with the City in August, 1971. Approval of the application was appealed to the Board of Permit Appeals in November, 1971, where, after minor plan modifications, the approval was sustained.

The petitioners submit the issuance of the permit should be rescinded because an environmental impact report was not filed for the project.

The matter has been referred to the City Attorney for appropriate action.

Commissioner Fleishhacker asked whether the issue would be raised that the building is in violation of the Urban Design Plan. Mr. Jacobs replied that this would not be the case since the suit was based on the lack of an environmental impact statement. Commissioner Farrell inquired whether an environmental impact report was required. Mr. Jacobs replied that the Department does not know at this point.

Mr. Jacobs advised the Commission of his appearance at a hearing held on October 20, by the California State Committee on Local Government regarding Senate Bill 611. He advised the Commission that copies of the statement were mailed to them and summarized that Senate Bill 611 basically deals with the use of Gas Tax funds for Urban Beautification. He indicated that his testimony was that the Department was in favor of such a bill. The Director advised the Commission, also, of his appearance at a public hearing on October 25, of the same committee regarding a mandated general plan on environmental impact reports. He indicated that he spoke from notes at that hearing as the Department had not had time to prepare a final statement for distribution. He summarized his statements as expressing the Department's agreement on the general desirability of the environmental Master Plan elements but questioned the content where the legislation refers to urban areas. A major point that he raised at the hearing was that with as many pieces missing from the legislation as there are, it was no wonder that this kind of legislation causes a backlash of adverse comment. He noted that the principle of the legislation was good and that, therefore, the content of the legislation should be made equally as good. Mr. Jacobs informed the Commission that he would be appearing on Friday, October 27, at the Pacific Southwest Regional Conference of Building Owners and Managers Association to speak on the Urban Design Plan and to moderate a panel on office planning. He was attending at the request of Elmer Johnson and indicated to the Commission that he felt the Department should honor such requests when a local agency holds a regional or national conference.

Mr. Jacobs informed the Commission on the status of responses to the letters sent by the Commission to lenders and insurers concerning the problems of the Haight-Ashbury. He stated that the response from the Community has been very favorable though there was concern expressed about the participation of community spokesmen at any proposed meeting. The response from lenders and insurers has also been very favorable, although formal written response has been very limited to date. The informal response he felt, has been sufficient to go ahead with planning the proposed meetings. The Savings Association Mortgage Company (SAMCO) has indicated a willingness to move with possible actions immediately. Mr. Jacobs indicated to the Commission that the staff will be meeting soon with members of the Department of Public Works, the Office of Community Development and HUD to discuss possible public commitments which could be made, such as code enforcement, to insure increased participation on the part of lenders and insurers. Then a meeting with the lenders and insurers should be set with a committee of the Commission in order to keep the size manageable. Mr. Jacobs advised that the staff would be coming to the Commission shortly with guidelines for the proposed meetings with the lenders and insurers.

Commissioner Porter brought up the question of whether the lenders wanted involvement of the Community in these meetings with the Commission. Mr. Jacobs replied that the lenders probably would not want to be involved with the community but indicated that the community would, nevertheless, have representation.

President Newman informed the Commission that the Haight-Ashbury Neighborhood Council sent him a letter indicating that they do want representation at these meetings and that he replied that a limited participation on the part of the Community would most certainly be welcome.

Commissioner Fleishhacker brought up the point that since the Commission's joint meeting with the Recreation and Park Commission for the purpose of presentation of the Improvement Plan for Recreation and Open Space by the City Planning Department, the Golden Gate National Recreation Area was approved by Congress. He stated that this was an important part of the programs proposed by the Plan and also noted the purchase of Pinole Point in Marin, and indicated that through the activity of others the Department's plan may be in large part effectuated. The fact was noted that when the bill is signed there would be money available for purchase of parcels of land within the designated area such as Sutro Baths or Seal Rock and that it would be most important to purchase these areas for open space. At the suggestion of Commissioners Fleishhacker and Porter, it was decided that letters should be sent to Congressmen Maillard and Burton congratulating them on the successful passage of the bill, since they had been working a great many years to pass this legislation.

President Newman asked the Director if he was familiar with the statement from C. Steinbruggen a report on earthquake damage in San Francisco as reported in one of the local newspapers. Mr. Jacobs indicated that he had read some articles on earthquake damage although he was not sure if it was Mr. Steinberg's report. These articles, noted Mr. Jacobs, indicated that one of the major dangers was of panels falling from buildings during an earthquake. He also reported on Mr. Goldberg's statement that to make high-rise buildings in San Francisco earthquake-proof would take \$2 billion. He indicated that on another issue, cornices on medium-scale buildings, there is total agreement that the possibility of cornices falling is one of the biggest problems. Mr. Newman requested that a summary of this report be obtained.

2:30 P.M.

PROPOSED AMENDMENT TO SECTION 1006.7(c) OF THE CITY PLANNING CODE,
PERTAINING TO CERTIFICATES OF APPROPRIATENESS IN HISTORIC DISTRICTS

Peter Svirsky, Planner V - Zoning, gave a presentation on the proposed amendment for section 1006.7(c) of the City Planning Code pertaining to certificates of appropriateness in historic districts. He summarized the report from the Director of Planning to the Commission on this matter, which reads as follows:

"This matter has come to the City Planning Commission as an amendment introduced by Supervisor Kopp to clarify a provision relating to Certificates of Appropriateness for work in historic districts. Although this Section of Article 10 of the Planning Code was last amended when the Jackson Square district was created, it has a general effect and would apply to other future historic districts as well.

"A clarification is needed because the provision in question was amended five times in the course of its development, without a comprehensive review of the provision to see that the end result would be free of ambiguity and truly workable. As part of a much larger package of legislation it had only minor attention, and new problems were introduced when the provision was changed on the floor of the Board.

"The Department staff supports the principle of the amendment introduced by Supervisor Kopp, and would go still further to make other clarifications. The changes would all be in Section 1006.7(c), and each would resolve a problem presented by the earlier language.

"The change introduced by Supervisor Kopp:

- "1. Where proposed new construction is compatible with the character of the historic district, the adopted provision makes the approval of a Certificate of Appropriateness mandatory. The amendment introduced by Supervisor Kopp would put exterior changes to an existing building on the same basis. This change has been retained in the new language prepared by the staff.

"Changes incorporated by the staff in the September 1, 1972, draft:

- "2. The term 'remodeling' is ambiguous, and might be read to include interior changes which should not be regulated for non-landmark buildings; since outside remodeling is already covered by another term, 'exterior changes', the term 'remodeling' has been deleted. Also, since additions to buildings are not clearly included under either 'new construction' or 'exterior changes', the term 'additions' has been added.
- "3. The requirement that exterior changes be compatible with the character of the historic district is ambiguous when applied to buildings that are not already compatible. This requirement might be read to exempt such buildings, or on the other hand it might be applied to require a complete change in facade where a small alteration is being sought. Therefore, the provision has been clarified to require only an equal degree of compatibility before and after the exterior changes.

"The draft of September 1, was intended for discussion, and further suggestions were invited. After review by the Landmarks Board the draft was sent to interested parties with notice of today's hearing. From the discussions held since that time, it appears that additional improvements should be made in the language.

"Additional changes now recommended by the staff:

- "4. The principle of equal degree of compatibility for exterior changes needs further refinement. As written in the September 1, draft, this principle would apply not only to incompatible buildings but to compatible buildings as well. It is less useful when applied to compatible buildings, and might suppress good design solutions and lead to needless disputes over degrees of compatibility. The principle is more easily applied to incompatible buildings and should be confined to such buildings by a change in language.

- "5. Under another requirement of this Section, existing architectural features must be protected or restored when exterior changes are made. But as written, this requirement might be read to cover existing incompatible features as well as compatible ones, and a change should be made to exclude incompatible features from the requirement of protection and restoration.
- "6. Finally, after the earlier clarification that incompatible buildings need not be made compatible when any exterior change is sought, a positive statement should be made to encourage feasible improvement of such buildings. For example, in repainting the facade, the owner would have a choice of colors and should use a compatible color to cover old paint that was incompatible. An amendment should be made to require reasonable efforts to produce compatibility, an objective that was intended but never clearly stated in the legislation.

"The six changes just described are all incorporated in the following new draft of the provision, which gives a clearer and more workable basis for Commission action than either of the two earlier versions:

- "(c) For applications pertaining to property in historic districts, other than on a designated landmark site, any new construction, addition or exterior change shall be compatible with the character of the historic district as described in the designating ordinance; and, in any exterior change, reasonable efforts shall be made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic district. Except that, for any exterior change where the subject property is not already compatible with the character of the historic district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility. Where the required compatibility exists, the application for a Certificate of Appropriateness shall be approved."

President Newman stated that the Commission had received a letter from the law firm of Pattis, Pattis and Robbins supporting the changes as ready by Mr. Svirsky. This firm represents the 530 Washington Corporation and Zellerbach estates as owners of property within the Jackson Square District. They believe the changes constitute an improvement and clarification of the ordinance adopted by the Board of Supervisors.

Mr. Newman then asked for any questions from the audience and asked whether there was anyone who cared to speak in favor or against the proposed resolution. Gene deBrettville of San Francisco expressed the concern that the terms "compatibility" and "reasonable" were too loose in definition, and asked whether these terms could be defined more closely.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Miller and carried unanimously that the amendment introduced in the Board of Supervisors to modify the last sentence of the existing section 1006.7(c) be modified by the language contained in Resolution No. 6909.

President Newman asked the Director of Planning if he felt that this amendment had any effect on the original intent of the legislation. Mr. Jacobs replied that the resolution simply clarified the intent of the proposed amendment section 1006.7(c) and did not change it.

REPORT ON AND CONSIDERATION OF ADDITIONAL CATEGORIES OF PROJECTS EXEMPTED FROM REQUIREMENT OF ENVIRONMENTAL IMPACT EVALUATION, AND INTERIM CRITERIA, GUIDELINES AND PROCEDURES RELATED TO ENVIRONMENTAL IMPACT EVALUATION OF PROJECTS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970.

R. Spencer Steele, Assistant Director--Implementation (Zoning Administrator), gave a report to the Commission on additional categories of projects proposed to be exempted from the requirement of an Environmental Impact Evaluation and a discussion of interim criteria guidelines and procedures related to Environmental Impact Evaluation of projects under the California Environmental Quality Act of 1970, as follows:

"As you recall in the meeting held the 5th of this month, the Commission did adopt some guidelines as well as some exempted categories with respect to environmental impact evaluation. We now have prepared, as a continuation of this particular item, some graphics which will indicate the process which we feel is appropriate for environmental impact evaluation as well as additional criteria for that evaluation, together with additions to the exempt categories. I would like to go through the process first, inasmuch as most people are interested in the process more than anything else at this stage of the game. The project submission, of course, is made by the applicant in any case, be it the City or be it a private property or any other governmental agency. At that time, it is determined whether it is an exempt category, in which case that is the end of the matter and the project can proceed. If the project is not exempt, the Environmental Evaluation Form is filled out by the applicant.

"The Environmental Evaluation Form has a number of parts, the first being general information, including name and address, the list of any related permits, the existing zoning and existing use, proposed zoning and proposed use, and a question regarding whether the project is part of another project which has already been approved through the filing of an Environmental Evaluation Form or an Environmental Impact Report. If it is part of an additional previous submission and the project as proposed would in fact comply with that original project submission, then it is automatically included in the previous project and the Director signs the project as approved. If it is not part of a previously approved project, then the form is completed through sections 2 and 3. Section 4 is the certification of information, which is required in all cases. The second section is the project description, where a number of different questions are asked, specifically as to the type of project, and discussion of any items which apply to the property, such as any change in traffic congestion or other changes which may result from the project. The third

section asks for a description of the environmental setting such as topography, soil stability, plants and animals, and cultural, historic or scenic aspects. Photographs are requested here and will be of considerable assistance. Also required is a description of the surrounding properties, including the environmental setting such as information on plants and animals, and any cultural, historic, or scenic aspects, and also an indication of the type of uses in the vicinity. Photographs of the vicinity are requested here.

"Based upon a description as supplied by the applicant, we then would go into a staff evaluation, which would normally be expected to take approximately 5 days. If the director then makes a finding that the proposed project would not have a significant effect, in which case no further submittal is required, the form in total would become the negative declaration such as has been presented to the Commission previously. The forms are intended to eliminate as much of the work involved as possible by having a great deal of the material submitted by the applicant in a standardized format. This decision would end the matter with the exception that the negative declaration finding would then be advertised in the paper and also would be posted in the offices of the Department so that anyone who wished to review any negative declarations could come into the Department or request a copy to be sent to them.

"The other possibility is that the Director would find that the proposed project would have a significant effect on the environment and therefore and Environmental Impact Report would be required. The Department is responsible for the preparation of the report, based upon the data submitted, together with any further investigation which the staff or other City departments may be called upon to provide for a particular report.

"At the end of the preparation period, which would include, of course, the typing and duplicating of materials presented, we would have a public notice published in the newspaper. In the cases where there are other Planning Commission matters concerned, such as conditional use or reclassification, we would also post the area within 300 feet of the property, as we do now, as well as contact the newspaper. It is expected that the preparation by the staff, assuming appropriate data is submitted, will take approximately 15 days, with the last portion of that time being the actual preparation of the notice which would be posted in the area, published in the newspaper and in certain cases be sent to the residents within 300 feet of the subject property. Following this would be a 30-day public review of the Environmental Impact Report. The public notice indicates to the public that the EIR is on file. We would hope that the staff receives the public's comments as early as possible so that they can be included in the final EIR, which would then be submitted to the City Planning Commission at a public hearing 30 or more days following the public notice in the newspaper. At the Commission's hearing, if any additional points are brought up which have not been previously considered in either the report or in the amended form, the Commission can add these and then adopt the report as being sufficient. The Commission then decides what it feels it should do relative to the particular project in terms of the zoning matters. As for as the Department's environmental evaluation is concerned, that would be the end of its role."

Commissioner Porter asked Mr. Steele how long the entire process would take. Mr. Steele replied that if the staff feels that the data is sufficient, the final report can be made within 15 days. Then there is the 30 days public review period which makes it 45 days before the public hearing and then the public hearing, and it could obviously stretch beyond that.

Commissioner Porter noted the substantial amount of work and time required by Gerson Bakar when he prepared the Environmental Impact Report and the amount of work required by the Planning Department and inquired whether this expenditure of time and effort would be required for every Environmental Impact Report. Mr. Steele replied that the time period and effort depends upon, in many cases, the type of project and the extent of the project and the problems involved with that particular project in order to have all of the data submitted as required. Once the data is submitted, 45 days probably would be the minimum time within which action could be taken.

President Newman inquired whether the Commission would be able to have this material of the Environmental Impact Statement prior to the time to make a determination. Mr. Steele indicated that the report would have to be ready before the 30-day public review period could begin. At that time, the Commissioners would be receiving copies of the report and related information. It would be made available to the public at the same time. President Newman inquired whether the average citizen required to make such a report would have enough input from his own material or whether it would require legal or specialized assistance. Mr. Steele responded that it would depend greatly upon the scope of the project whether an applicant might need legal and specialized assistance. President Newman indicated that major builders would have to include the environmental impact process in their building process and would have to allow time for it. Mr. Steele noted that builders should start to look at the impact problem at the conception of the project, and also, in the case of conditional uses, a great deal of this information is already required of and presented by applicants.

Commissioner Farrell asked if the staff would be able to do the additional work required by this process. Mr. Jacobs replied that as this work is progressing, each one of these items the staff is bringing to the Commission is a step along the way to a major report the Commission has scheduled for the 30th of November, where the entire process will be put together. The report of November 30 will also tell the Commission how much more staff will be needed and what the cost will be to handle this.

Mr. Steele indicated that at the November 30th hearing the final criteria and material as adopted would supercede material adopted at the current Commission meeting.

Mr. Jacobs explained to the Planning Commission that the resolution before the Commission established, in accordance with requirements stated by the California Environmental Quality Act, procedures and format to be used for processing permits and other entitlements to determine which projects might have a sufficient effect on the environment and to review the Environmental Impact Report for those which were determined to have a significant effect. The establishment of these procedures

and forms would serve the public interest by permitting the efficient, orderly and thorough processing of all permits and other entitlements of use in a matter consistent with the California Environmental Quality Act. The resolution was to adopt for the Commission's use and the use of the Department of City Planning, the interim procedures known as the Environmental Impact Evaluation Process and identified as Exhibit "A", and the form known as the Environmental Evaluation Form, identified as Exhibit "B", to be used in the Environmental Impact Evaluation Process to assist the Department of City Planning in determining which projects may have a significant effect on the environment.

President Newman noted that although this was not a public hearing, he would be happy to accept comments or questions from the floor. Mr. Jim Aldrich of San Francisco asked for the definition of "project". Mr. Jacobs replied that "project" was defined as any entitlement of use; that is, any action requiring a permit.

Mr. Lloyd Gartner, an architect from San Francisco, inquired how a client could find out preliminary information about how much work was going to be required for the process and how far the client would have to go. Mr. Jacobs responded that the simple way would be to come into the Planning Department first. In that sense it would become the staff's job to tell him what the process is and look at the project if he so desired the staff to do it. In addition, there would be the list of exempt categories and if the client's project fell within that list, then, of course, no further work would be required. If the project was not within the exempt categories, then the client would be required to go through the beginning stages of the evaluation which the Department would be able to go through rather quickly. If, of course, the preliminary procedure indicated any questions, then the entire process of 45 days would have to be gone through.

President Newman and Mr. Jacobs clarified the point that the staff would be able to give an opinion at the outset on whether an environmental impact report would be required of a client when they first proposed a project.

Commissioner Porter inquired whether even if the staff decides that there would be a negative environmental impact could an ecological group in the City decide that there should be a report and so request. Mr. Steele replied that there is an appeal to the City Planning Commission's decision that an impact statement is not required. There is also an appeal to the decision that the project does not fall within the categorical exemptions. He noted that 90 percent of the permits handled by the Central Permit Bureau are included in the categorical exemptions.

Mr. Don King of San Francisco asked that if an evaluation form were filled out and a negative report issued, especially if based on the interim criteria, could then at some future point if one of those criteria were changed, would it be possible that a building could be held in mid-stream. He was particularly worried about this from the viewpoint of insurance and lending companies.

Mr. Jacobs stated that this could be the case. He indicated that the Department had been discussing this with the City Attorney and was proceeding in what appeared to be the most equitable way. He added that it might indeed be true that the

lending institutions may not feel that a report based on interim criteria is adequate, and may decide that, in fact, what is really necessary for them to lend money with some assurance is that the environmental impact report be done. If that appears to be the case, it would be up to the applicant to do it.

Mr. King asked that if there were a negative declaration on the part of the Planning Department and if a full report were filed, whether this would guarantee that the project would not be stopped. Mr. Jacobs replied that the law, at this point, is still unclear.

Mr. Michael Miller of San Francisco inquired whether the Department had any suggestions for format for the report and the information required. Mr. Jacobs replied that the Department is working on such a format.

Mr. Lee Wakefield of the San Francisco Progress asked in regard to the section of the process outlined by Mr. Steele which commented on the inclusion of the proposed project within a previous project's environmental evaluation form, whether this meant projects that had already been approved as Commissioner Ritchie had questioned at an earlier Commission meeting.

Mr. Steele replied that this category referred to a part of a project which had already been covered by an environmental impact report for the entire project. This would apply as long as there had not been a change in the overall project.

Concluding this discussion, it was moved by Commissioner Fleishhacker, seconded by Commissioner Porter and unanimously passed to adopt Resolution No. 6910, establishing the interim procedures known as the Environmental Impact Evaluation Project Process, identified as Exhibit "A", and the form known as the Environmental Evaluation Form, identified as Exhibit "B", to be used in the Environmental Impact Evaluation Process to assist the Department of City Planning in determining which projects may have a significant effect on the environment.

Mr. Steele then noted that if the Commission would recall on October 5, 1972 the staff presented 13 categories of projects which would have no significant effect upon the environment, based upon guidelines established by the California State Office of Planning and Research in conformance with the California Environmental Quality Act. These were adopted by the Commission on that date. He stated that the staff had completed evaluation of other types of projects in light of the aforementioned guidelines, including lists submitted by the Department of Public Works, and the Bureau of Building Inspection. In addition, the staff had evaluated other types of private projects and had evolved additional categories which the Planning Commission might wish to consider adding to the list of exempted projects. He suggested that at this time the Commission might want to incorporate the previous exemptions with the ones to be considered at this time, superseding the original resolution. Mr. Steele noted that in the resolution he wished to place before the Commission, specific reference had been made to the City Planning Code and other city codes, in addition to some regional codes, making a considerably enlarged list of projects which might be considered by the Commission for exemption from the environmental impact report requirement. Mr. Steele read the proposed categories, noting that these included the original 13 exempted categories:

- "1. Dwellings, additions thereto and minor structures accessory to such dwellings, where properties on the same side of the street in the same block are already predominantly built up with structures that are similar to, or greater than, the proposed project in density, lot coverage, and height, and with structures that are similar to the proposed project in front set-back;
- "2. Commercial, industrial, or institutional buildings, additions thereto and minor structures accessory to such buildings, not requiring the provision of off-street parking under the City Planning Code, excluding buildings over 80 feet in height (or such lower height limit established by the City Planning Code), buildings that are part of a drive-in type use, major parking garages or non-accessory parking lots as defined in the City Planning Code, and open yard uses;
- "3. Work required to be done as a result of code enforcement efforts of the Division of Apartment and Hotel Inspection (DAHI), Property Conservation Division (PCD), Federally Assisted Code Enforcement Section (FACE), and Redevelopment Agency;
- "4. Interior alterations, and routine maintenance and repair work which does not alter the exterior dimensions of a structure;
- "5. Rehabilitation or restoration of buildings when compatible with properties in the immediate vicinity, and compatible with the architectural and historical significance of the building itself;
- "6. Projects necessary to remedy an immediate hazard to public health or safety;
- "7. Signs mounted flat against the wall of a building which have no portion of the sign above the window-sill level of the second floor of the building;
- "8. Mere changes of copy for conforming signs;
- "9. All other signs permitted by the City Planning Code; where the height, amount of projection and intensity of illumination is similar to existing signs in the immediate vicinity, excluding general advertising signs;
- "10. Projects requiring plumbing (gas, water, sewer or side sewer), or electrical permits;
- "11. Projects requiring grading permits only to the extent of filling excavations to the elevation of surrounding properties;
- "12. Demolition permits, excluding demolition of dwellings, or of buildings having architectural or historical significance;

- "13. Debris boxes;
- "14. Annual renewal of permits or licenses for existing and continuing uses and activities not involving any new construction;
- "15. Temporary permits (sixty-day limit) listed under Section 119.1 of the City Planning Code, such as neighborhood carnivals, booths for charitable purposes, and open-air sale of Christmas trees;
- "16. Zoning reclassifications to a more restrictive district, excluding reclassification to a C-3 district;
- "17. Projects supervised by the Department of Public Works, excluding any project involving sidewalk narrowing, sidewalk widening, street widening, street extensions, grade separations involving street underpasses or overpasses, pedestrian overpasses, new sewage pumping stations, sewer force mains, crosstown sewer transports, new sewer outfalls or extensions of existing outfalls, neighborhood parking lots and garages, or projects requiring new submittal to the City Planning Commission for Master Plan review or for review under the 1973 or subsequent Capital Improvement Programs; and
- "18. Projects of public utility companies involving street openings where excavations will be limited to one block and completed within two weeks after the start of work."

At the conclusion of the list, Mr. Jacobs indicated that the Department would be continuing to work with the Department of Public Works to expand this list and to include future projects as possible.

Commissioner Porter inquired whether the City Planning Commission, being appointed rather than elected, was not adopting legislation affecting the development of the City, particularly in reference to items No. 17 and 18. Mr. Jacobs replied that these are exemptions from the requirement of the environmental impact statement and that the Department was trying to make the act workable. He stated that the staff was trying to make the act workable as it is now, and that since the act says, especially regarding public endeavors, that they have to have environmental impact reports, the department is simply stating that in the public area as well as the private area there are projects which are considered not to be of consequence.

Commissioner Porter inquired whether the Department had any idea from the Pacific Telephone or Department of Public Works on their feeling about the two weeks period mentioned in item 18. Mr. Steele replied that there had not been enough time at this point to go into full discussion with every department concerned, but that the department would be working with other Departments further to see if more projects could be exempted. This is a Commission function, Mr. Steele pointed out, in that the entire environmental impact evaluation process is

a responsibility of the Commission by state law. This means that the Commission can exempt certain projects and categories and set up the guidelines for the staff's evaluation and also the guidelines to be used in developing the environmental impact reports.

President Newman asked if Mr. Steele could elaborate on item No. 10 which includes projects requiring plumbing such as gas, water, sewer or side sewer, or electrical permits. Mr. Steele replied that it was intended to cover all those various types of projects where, for example, a house was being rewired and the old wiring was not sufficiently safe to meet the code requirements or where additions to a system might be desired by the homeowner or business, all of which in fact would not have any effect on the outside of the building or if it did it would be of such minimal impact that it would not be considered other than trivial. In response to a statement by Commissioner Fleishhacker that it would be difficult for the ordinary citizen to understand which projects are and are not exempt, Mr. Steele commented that the staff would be meeting with all of the various people in the city who would be issuing permits and explaining the lists to them so that they would be familiar with them. Mr. Steele also noted that the Permit Bureau, the Bureau of Building Inspection, the City Engineer's Office, and a number of others, would be issuing to their own people bulletins relative to what is exempt and what is not.

After further discussion, Commissioner Fleishhacker moved, Commissioner Porter seconded and the Commission unanimously adopted Resolution No. 6911 establishing categories of projects for which permits or licenses are required that have no significant effect on the environment on the basis of the guidelines set forth in the Resolution, and stating that permits and licenses for these categories of projects may be issued without an environmental impact report.

Mr. Steele then advised the Commission that since it had adopted interim procedural guidelines and criteria including categories of projects determined to never have a significant effect on the environment in order to comply with the requirements of the CEQA with diligence and efficiency, it should set a date for a public hearing for adoption of final criteria, exemptions and procedures. He advised that a public hearing be held only after public notice of at least 30 days to provide ample opportunity for public review and comments on the interim procedures, guideline and criteria, and recommended that a date be set by the Commission of November 30, 1972.

After deciding that a 3:00 p.m. time would be acceptable, Commissioner Fleishhacker moved, Commissioner Miller seconded and the Commission unanimously adopted Resolution No. 6912 setting November 30, 1972 at 3:00 P.M. for a public hearing to review and consider for adoption a final report concerning procedures, guidelines, criteria and any other items necessary to comply with the requirements of the California Environmental Quality Act.

The meeting was adjourned at 4:20 p.m.

Respectfully submitted,

Charna E. Staten
Acting Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, November 9, 1972.

The City Planning Commission met pursuant to notice on Thursday, November 9, 1972, at 2:15 p.m. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; John C. Farrell, Mortimer Fleishhacker, Thomas J. Mellon and John Ritchie, members of the City Planning Commission.

ABSENT: Hector E. Rueda, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Robert Passmore, Planner V (Zoning); James Paul, City Planning Coordinator; James White, City Planning Coordinator; Edward Michael, Planner III; and Lynn E. Pio, Secretary.

Ralph Craib represented the San Francisco Chronicle; Donald Canter represented the San Francisco Examiner.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, advised the Commission that the Mayor's Office and the Finance Committee of the Board of Supervisors were holding a public hearing on Revenue Sharing. He suggested that some members of the Commission might wish to attend the hearing following the Commission meeting.

The Director informed the Commission that he will attend a day-long general assembly of the Association of Bay Area Governments tomorrow; the assembly will be concerned largely with open space and growth.

The Director reported that the latest edition of LIFE Magazine contains an article on San Francisco's Urban Design Plan.

CONSIDERATION OF A PROPOSAL TO DESIGNATE THE CASEBOLT HOUSE, 2727 PIERCE STREET, AS A LANDMARK.

Edward Michael, Planner III, summarized the historical and architectural significance of the subject building upon which the Landmarks Preservation Advisory Board had based its recommendation that the building be designated as a Landmark.

Allan B. Jacobs, Director of Planning, recommended that the proposal to designate the Casebolt House as a Landmark be approved.

Francis Whisler, representing the Landmarks Preservation Advisory Board, urged approval of the proposal to designate the Casebolt House as a Landmark. He remarked that the building is one of the few which had been reviewed by the Landmarks Preservation Advisory Board which has both historic and architectural merit; and he emphasized that the building sits in a most impressive setting.

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No one else was present to speak in favor of or in opposition to the subject application.

Mr. Michael stated that the attorney for the owner of the subject property had addressed a letter to the Landmarks Preservation Advisory Board in opposition to the proposal to designate the building as a Landmark; and, in addition, he had appeared at the Landmarks Preservation Advisory Board's meeting on September 6 to oppose the designation. Mr. Michael also advised the Commission that a petition signed by approximately 100 residents of the subject neighborhood had been submitted to the Landmarks Preservation Advisory Board in support of the proposal to designate the building as a Landmark.

President Newman asked for a copy of the letter which had been received from Harry S. Young, attorney for the owner of the subject property, and read part of it, as follows:

"We acquired this property by purchase in December 1923 and moved in during that month. We raised our family there. In the meantime they have scattered although visiting us and staying with us occasionally. We have maintained this property in its original Victorian style since we acquired it in 1923. We now desire to sell it and are negotiating for a sale. Making it a Landmark structure or any other limitation is decidedly dangerous and probably adverse to a sale and we object thereto. The only changes and additions are: driveway, modern kitchen, showers, toilets, and baths, etc. I think you will find that the present zoning protects the public sufficiently."

Commissioner Porter inquired about the present zoning of the property. Mr. Michael replied that the property is zoned R-1; and the Casebolt House occupies the center portion of the large site.

Commissioner Ritchie stated that he had received a telephone call from Charlotte Maack of the Pacific Heights Association asking him to advise the Commission that the members of her organization endorsed the proposal to designate the Casebolt House as a Landmark. Referring to the letter which had been written to the Landmarks Preservation Advisory Board by Mr. Young, Commissioner Ritchie indicated that he did not understand how designation of the building as a Landmark could have a detrimental effect on the sale of the property.

After further discussion it was moved by Commissioner Ritchie and seconded by Commissioner Fleishhacker that the proposal to designate the building as a Landmark be approved.

Commissioner Porter stated that she would vote in favor of the motion. She noted, however, that some Victorian houses, as in the present case, are located in the center of sizable parcels of property; and she questioned whether the Commission could continue to designate such large open spaces as Landmarks without being unfair to the owners involved.

Commissioner Fleishhacker stated that he was in general agreement with the sentiments which had been expressed by Commissioner Porter. However, he pointed out that the only real effect of landmarks designation would be to delay demolition of the building from six to twelve months.

When the question was called, the Commission voted unanimously to adopt Resolution No. 6919 and to approve the proposal to designate the Casebolt House, 2727 Pierce Street, as a Landmark.

DISCRETIONARY REVIEW OF BUILDING APPLICATION NO. 415245 FOR OFFICE BUILDINGS. HALLIDIE SQUARE (MARKET STREET DISCRETIONARY REVIEW POLICY).

Robert Passmore, Planner V (Zoning), reported on this matter as follows:

"This building application is being reviewed pursuant to Planning Commission Resolution No. 6111, adopted in June 1967, which calls for discretionary review of all building projects along Market Street.

"The applicant is Robert L. Coleman, owner of the property, who proposes to build a one-story and mezzanine retail store, fronting Market Street and Hallidie Plaza. Presently the proposed occupancy would be a men's and women's pants store. The architects are Bull, Field, Volkman and Stockwell.

"The site, which is now vacant, was formerly occupied by the lobby portion of the Esquire Theater. The auditorium and stage portions of that theater, under different ownership and on a different Assessor's lot, were also razed in August and a proposal to develop that site, fronting on Eddy Street and Hallidie Plaza, with a 118-foot high office building was approved by the Planning Commission on September 28, 1972.

"The subject lot is zoned C-3-R (Downtown Retail), and is in a 160-G height and bulk district. The lot is irregular in shape a 54 feet 2.3/4 inches on Market Street and 56 feet 2.3/8 inches on Hallidie Plaza, and a total area of 3183 square feet.

"The proposed commercial building would have a sloped roof with the lowest portion, paralleling the Hallidie Plaza frontage, at 14 feet 4 inches and rising to the western lot line to a height of approximately 27.75 feet. The building covers 100 percent of the lot.

"Entrance to the building would be at the Market Street/Hallidie Plaza corner of the lot and setback on the lot in a small front vestibule. Display windows would wrap around the building, covering approximately 90 percent of the Market Street and plaza frontages. The City Planning Code requires at least 50 percent of the ground floor street facade of buildings in a C-3-R district to be devoted to show or display windows or entrances for retail sales or personal service occupancies.

"The building would be of concrete with a metal roof. Additional clerestory windows would project on the roof approximately half way up the slope.

"The proposed office building development to the north of the subject site would be 118 feet high. The Garfield Building to the west of the subject site, and under the same ownership, is 90 feet high.

"The owner-developer views this development as an interim use of the property, but has no definitive future plans.

"The subject proposal is among those in category No. 2 (commercial buildings under 80 feet in height having no off-street parking requirement) which under the terms of City Planning Commission Resolution No. 6911 have no significant effect on the environment and for which permits may be issued without an environmental impact report."

Allan B. Jacobs, Director of Planning, felt that the small proposed building would be an acceptable development for the subject property which occupies important frontage on Market Street and on Hallidie Plaza. He noted that the proposed store show windows would add to the liveliness of Hallidie Plaza; and he indicated that the windows would be set back from the plaza in a manner which would encourage window shoppers without conflicting with pedestrian movement in the Plaza. While the building was contemplated as an interim use, it would nevertheless occupy the site for a considerable amount of time; and, therefore, he felt that its appearance should be of high quality. While the general shape of the building seemed to be good, the staff of the Department of City Planning was somewhat concerned about the finish of the exterior of the building which had been indicated on the plans as architectural concrete and glass facades with a metal batten seam roof. No signs had been shown on the plans which had been submitted. He indicated that the staff of the Department of City Planning would like to continue to work with the architect to resolve appropriate colors for the exterior of the building and to achieve appropriate signing. Therefore, he recommended adoption of a draft resolution which he had prepared for approval of the application subject to a condition specifying that the precise treatment of building facades and roof, and all signs, be reviewed with and approved by the Department of City Planning prior to construction.

Daniel Volkmann, architect for the applicant, stated that he had been confronted by a problem of scale when he had set out to design a one-story building which would be surrounded by eight- and nine-story buildings; however, he felt that he had solved the problem by designing a sloping roof which would continue the slope of Hallidie Plaza. He felt that the building would fit into its environment in a most satisfactory way.

No one else was present in the audience to speak in favor of or in opposition to the subject application.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6920 and that the application be approved subject to the condition which had been recommended by the Director of Planning.

PRESENTATION OF DEPARTMENT'S AMENDED WORK PROGRAM, JULY 1972 TO JUNE 1973, FOR PUBLIC COMMENTS.

Allan B. Jacobs, Director of Planning, summarized the present status of the Department of City Planning's Work Program for the fiscal year 1972 - 1973, calling special attention to projects which had been deleted, deferred, or added to the Work Program since the beginning of the fiscal year. Following the Director's presentation, President Newman invited members of the audience to comment upon the Department's Work Program.

Marjorie Waggoner, representing the Central City Coalition, read and submitted the following prepared statement:

"The Central City Coalition is composed of many groups who are working together in order to improve conditions in the South of Market area. One of the organization's major goals is to work toward maintaining, improving and increasing the housing stock South of Market.

"As you probably know, the South of Market is one of the few neighborhoods remaining in this city where people with low incomes can afford to live. The area has many advantages: It is fully integrated, the weather is sunny and warm as compared with other parts of the city, transportation is good, etc. However, a cloud hangs over our neighborhood, and we would like your Department to work toward its removal.

"Most of the zoning South of Market is unfavorable to continued residential land use beyond 1980. In addition, Yerba Buena Center and BART will have a negative impact on continued low rent residential land use in our neighborhood.

"Some time after the present zoning categories were established for South of Market, the Commission passed 'The Comprehensive Plan for Residence.' This plan calls for increased residential density of South of Market.

"We are requesting that the Planning Department do a zoning study South of Market so that zoning categories conform with the comprehensive plan for residence. Our organization will be pleased to work with you towards this end."

Lucille Johnstone stated that she had prepared a plan which she felt would be of great benefit to the City; and she indicated that she would like to have an opportunity to present it to the Commission.

President Newman, noting that the purpose of the present hearing was to receive comments regarding the Work Program of the Department of City Planning, suggested that Miss Johnstone should submit her plans to the professional staff of the Department for review and analysis. Following its study of the plan, the staff could report on it to the Commission.

Marilyne LaBagh, a former employee of the Department of City Planning, stressed the need for increasing the clerical strength of the Department; and she hoped that additional clerical personnel and equipment would be requested in the Department's budget for the next fiscal year.

Gregory Montes, representing the Housing Committee of the Mission Coalition Organization, noted that many vehicles traveling to and from downtown San Francisco are funneled through the Mission District; and he indicated that the traffic movement has had a detrimental effect on the quality of residential areas in the Mission District. Under the circumstances, he hoped that the Work Program of the Department of City Planning would include studies of traffic patterns in the Mission District which would aim at recommendations for the protection of residential areas in the district. He also indicated that his organization would like to have more mini-parks in the Mission District.

The Director stated that the staff of the Department of City Planning had been responsive to changes which the Mission Coalition Organization had requested in the Improvement Plan for Transportation; and he assumed that what was now being requested by the Mission Coalition Organization was that the Department of City Planning should undertake studies to implement the recommendations which had been contained in the Improvement Plan for Transportation.

Mr. Montes stated that the Director was correct in his assumption.

CURRENT MATTERS CONTINUED

President Newman noted that he had recently sent letters to local financial and insurance firms requesting their participation in a discussion of alternative approaches towards resolving lending and insurance problems in the Haight-Ashbury; and he indicated that a number of letters had been received in response indicating a willingness to participate in the discussion.

The meeting was adjourned at 3:25 p.m.

Respectfully submitted,

Lynn E. Pio
Secretary

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, November 16, 1972.

The City Planning Commission met pursuant to notice on Thursday, November 16, 1972, at 2:15 P.M. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; John C. Farrell, Mortimer Fleishhacker, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: Thomas J. Mellon, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); James Paul, City Planning Coordinator; James White, City Planning Coordinator; Emily Hill, Planner II; Carl Nes, Planner II; Moira So, Planner II; Linda Ferbert, Planner I; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner; Ralph Craib represented the San Francisco Chronicle.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, informed the Commission that he had attended a meeting of the Shafter Avenue Club last Wednesday night to advise the group that there is little likelihood that Federal funds will be available for any new FACE projects.

The Director reported on his attendance at a General Assembly of the Association of Bay Area Governments last Friday, indicating that a resolution on regional open space was adopted during the morning session and that a resolution calling for control of regional growth was adopted during the afternoon session.

The Director advised the Commission that he had attended a meeting of the Sunset Parkside Education and Action Committee (SPEAK) on Tuesday evening to talk about current issues in that area.

The Director reminded the Commission that next Thursday's Regular Meeting will be cancelled in observance of Thanksgiving Day.

President Newman reported that he, Commissioner Fleishhacker and members of the staff of the Department of City Planning had met on the previous afternoon with representatives of the City's major banks, major savings and loan institutions, and major insurance firms to discuss problems which residents of the Haight Ashbury District had experienced in trying to obtain rehabilitation loans and home insurance. A committee is being formed to formulate a positive action program for the neighborhood.

Commissioner Fleishhacker stated that he had been impressed by the fact that most of the institutions which were represented at the meeting are fully aware of the situation in the Haight Ashbury District.

At this point in the proceedings, Commissioner Ritchie arrived in the meeting room and assumed his seat at the Commission table.

CONSIDERATION OF ADDITIONAL ACTIONS WHICH MAY BE AUTHORIZED WITHOUT AN ENVIRONMENTAL IMPACT REPORT, BY AMENDING CITY PLANNING COMMISSION RESOLUTION NO. 6911.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), stated that the staff of the Department of City Planning had reviewed additional types of projects which require permits or licenses and was prepared to recommend that the installation, maintenance and repair of sewer force works by the Department of Public Works, when not done in connection with new sewage pumping stations or cross-town sewer transports, projects of public utilities companies involving street openings conducted in a manner complying with rules and regulations administered by the Department of Public Works, and condominium subdivision or conventional division of existing building complexes in conformity with the applicable provisions of the City Planning Code, would have no significant effect on the environment.

Allan B. Jacobs, Director of Planning, recommended the adoption of a draft resolution which had been prepared to amend Resolution No. 6911 to exempt the three categories of projects which had been described by Mr. Steele from the Environmental Impact Report requirement.

Commissioner Fleishhacker asked if any street openings are ever authorized which do not conform to the rules and regulations administered by the Department of Public Works. Mr. Steele replied in the negative.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6921.

PRESENTATION OF STAFF REPORT ON THE CHINATOWN 701 STUDY

The Chinatown 701 study staff report, which is available in the files of the Department of City Planning, was presented and summarized by James Paul, City Planning Co-ordinator, and Moira So, Planner II.

Commissioner Ritchie noted that the implementation targets, enumerated on page 17 of the Report, call for studies to determine the financial feasibility of developing housing on the north side of Clay Street between Kearny and Montgomery Streets and on the northwest corner of Pacific Avenue and Montgomery Street. Given the commercial nature of those areas, he wondered what type of housing might be considered appropriate for those sites. The Director replied that the housing would probably be constructed over ground-floor commercial uses.

Commissioner Farrell observed that no cost estimates had been provided for by the staff for the various housing and recreation targets proposed in the report. The Director replied that the cost of the projects would have to be estimated on an individual basis.

Linda Wong, Co-chairman of the Chinatown Coalition for Better Housing, stated that her organization had not had sufficient time to give formal consideration to the staff report; however, she observed that several of the objectives stated in the report are similar to objectives which members of her group have been advocating.

The Director recommended that the Commission adopt a draft resolution he had prepared to endorse the report as a general guide for the City Planning Commission and its staff in preparing and evaluating proposals for improving conditions in the Chinatown-North Beach area. The draft resolution would also direct the Director of Planning to submit the report to the Mayor's office, the Board of Supervisors, the U.S. Department of Housing and Urban Development and other local public and private agencies in an effort to secure the necessary commitments and resources required to carry out the recommendations of the Commission and its staff.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6922.

At 2:55 p.m. President Newman announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 3:10 p.m. for hearing of the remainder of the agenda.

Room 282, City Hall 3:10 p.m.

FIRST PUBLIC HEARING ON IMPROVEMENT PLAN FOR RECREATION AND OPEN SPACE

President Newman welcomed members of the audience and introduced Mrs. Carmen Dominguez and C. R. Johnson, members of the Recreation and Park Commission, Joseph Caverly, General Manager of the Recreation and Park Department, and Thomas Malloy, Executive Assistant to the General Manager of the Recreation and Park Department.

Allan B. Jacobs, Director of Planning, made the following introductory remarks:

"On October 12, as Mr. Newman mentioned, the Department of City Planning presented to the City Planning Commission and to the citizens of San Francisco the 'Improvement Plan for Recreation & Open Space.' The plan is a proposal for citizen review, which means that it will be revised on the basis of comments received from individuals and community groups, before it is presented for adoption by the City Planning Commission. Before proceeding with testimony, I would like to review briefly the process we have used.

"Upon presentation of the Plan to the Commission and to the public, approximately 400 copies of the plan were mailed to individuals and community groups. Since that date, approximately 250 additional copies have been distributed on the basis of individual requests. The staff has responded to requests by SPUR, SPEAK, and other community groups to meet with them and discuss the Plan. Three meetings of this type are scheduled for the coming weeks. A number of people have made their views known through letters to the Department, or by stopping in, or phoning and discussing ideas with staff members. All comments received thus far will be considered in the review process, and we will continue to receive comment for the next two months, until the review process is formally concluded.

"At today's hearing, members of the staff will be making notes on all the testimony offered. Following the final hearing, the staff will evaluate the comments and suggestions received, and prepare a summary paper of these comments and staff response to them, recommending revisions where appropriate. This will form the basis for the revised Plan for Recreation and Open Space. This revised version will be presented to the City Planning Commission early in 1973 for adoption as the Recreation and Open Space element of the Master Plan.

"In this regard, I would like to point out again that the Plan is divided into three parts: the introduction, and objectives and policies sections which are contained in the white book, and the implementation programs which are published as a separate document. The objectives and policies section and the program section will both be revised. It is the objectives and policies section, however, which also includes plan maps and statements, which will later be proposed for adoption as the Recreation and Open Space element of the Master Plan. I would urge you, therefore, to pay particular attention to this section in your comments. Policies and plans on regional open space, the shoreline zone, methods of preserving public open space, priority neighborhoods, and other broad ideas are contained in this section, which forms the heart of the Plan. The program section is more short range, and although it will also be revised, it will be proposed for Commission endorsement rather than adoption.

"At the end of today's meeting, staff will be prepared to respond to issues and comments raised in the testimony. In the interests of time and fairness to those who wish to testify, we will do this at the end of the meeting, rather than when people speak."

John LaBoyteaux representing People for a Golden Gate National Recreation Area, read and submitted the following prepared statement.

"The points which follow notwithstanding, this is an excellent plan. Involved city departments should be especially commended for the emphasis given to high need neighborhoods.

"1. The unbroken western and northern shoreline can now extend from Ft. Funston to the San Francisco State Historic Maritime Park.

"2. We agree with the department in recognizing the open space and recreational value of the Presidio and commend them for calling for preservation of its natural character. Land included within the Golden Gate National Recreation Area and provisions for consultation with the Secretary of Interior should help attain this goal. Dangers of encroachment still exist from the Golden Gate Bridge Highway and Transportation District at the toll plaza and in areas from the Golden Gate Bridge to the Marina which are not covered in the park legislation. We hope the Planning Department will continue to resist encroachings in these areas and press for the objective of a continuous unbroken shoreline.

"3. In addition to the continuous shoreline objective we would emphasize our support of the removal of auto traffic from park areas. Sections of the Improvement Plan for Transportation calling for a road through Ft. Mason should be changed to conform with this plan.

"4. Through the entire legislative development of the Golden Gate National Recreation Area it has been clear that it is unrealistic to expect a school will be built in a Federal Park. Athletic fields for Galileo can be appropriately placed in Ft. Mason but the reference to use for public education should be removed from this plan.

"5. We strongly support the provisions for improved public transit to park and open space areas."

Anna Thompson, Co-chairman of the Housing and Zoning Committee of the Inner Sunset Action Committee (ISAC), read and submitted the following prepared statement:

"The recommendations that I shall propose are largely those of that committee and have not as yet been approved by the general membership, as we do not have our regular meeting until this evening. We hope to have a more complete report from the general membership for your December meeting.

"Generally, the program for securing open space and the plans for recreation are commendable. However, it was felt that there should be greater participation of the neighborhoods and individuals in the formulation of the plans. Planners and recreation directors often have preconceived ideas of what a program should be and wish to impose them on a group. There would be less vandalism and greater use of facilities if those using them felt these facilities were really theirs,-

the planning, operation, use, and supervision. There should be greater involvement of the community, and a study of the availability of existing facilities, such as, libraries, schools, churches, and other private organizations. There should also be better publicity and coordination of programs carried on by adult education, existing senior citizen centers, and like activities.

"For specific recommendations for our area:

- "1. There should be no encouragement of speed-up or increased volume of traffic. We are therefore opposed to the undergrounding of Kezar Drive as suggested on page 14.
- "2. We support the Department's stand to eliminate nonrecreational buildings from parks, and would like to see no further structures in Golden Gate Park. Kezar, Park Police Station, Park Emergency, if discontinued, should not be replaced by any commercial activity, such as, bike rentals, elephant train depots, hot dog stands, etc., but kept as park open space. Park Emergency Hospital should remain in the neighborhood if ever removed from its present site.
- "3. The Kezar parking lot should be returned to green open space and incorporated into Golden Gate Park.
- "4. Golden Gate Park should be kept from becoming a huge parking lot by discouraging the all-day parking along Kezar Drive. There should also be enforcement of the No Parking At Any Time signs from 9th Avenue to the Arboretum, where cars are solidly parked. There should be enforcement of laws against commercial vehicles using park drives and service trucks on park pathways.
- "5. We support the changes suggested by the Planning Department for Kezar Stadium, reducing it to a small amphitheater-type structure, and suggest a wind-break type of planting on the south and west sides for more comfortable viewing and beautification of the area.
- "6. Pedestrian accessibility to Golden Gate Park should be facilitated along all bordering streets.
- "7. We should like to see included in the plans, development of a public park in the area extending from Laguna Honda Reservoir to 7th Avenue and Lawton Street with the possibilities of an informal playground for small children, a swimming pool, hiking trails back of the reservoir, and a bicycle path from Glen Park, to this park, and to Golden Gate Park.

"8. All open space above all city streets should be preserved for all time. There should be no bridging or closing of city streets as is happening in the area from First to Fourth Avenues.

"9. We suggest that UCSF's former Nurses' Residence, which we believe is scheduled for demolition because of earthquake hazard, be used for open space, and landscaped as a buffer between the massive medical structures and neighborhood housing.

"10. We recommend that there be no additional structures to violate the open space of Mt. Sutro, especially the southern slope.

"Thank you for the opportunity to review the improvement plan for recreation and open space. We are heartily in accord with the principles presented and hope to have greater in-put from the ISAC membership by the December meeting."

Michael Daniel Murphy, 1344 5th Avenue, read and submitted the following prepared statement:

"I was born in San Francisco as were my wife and children. Our home is a near two blocks away from the flower of our city, 'Golden Gate Park'. Thank you John McLaren.

"I wish to recommend for my friends and neighbors of the Inner Sunset who are unable to attend this illtimed public hearing, several requests and suggestions, and also thank you for having a public hearing.

"(1) That the Seventh Avenue entrance to Golden Gate Park be closed to all motor vehicles

"(2) That the city of San Francisco install a sidewalk on the south side of Golden Gate Park, the same as the sidewalk on the north side, and that the curbstone shall be moved southward back to its original position thus giving the width necessary. That this cost be charged to the gas tax fund.

"(3) That the city of San Francisco designate as the North-South Bicycle Route through the Inner Sunset neighborhood be Seventh Avenue, which would blend into the Park Presidio Boulevard bicycle path to the north. Also blending with O'Shaughnessy, Laguna Honda, and Dewey Boulevards to the south of the Inner Sunset Seventh Avenue route. This proposed route lends itself to the Planning Commission's thoughts of a belt of green parks through the city. We of the Inner Sunset neighborhood have been overrun by the onslaught of the motor vehicle, now might be the time to

give the bicycle a chance. By chance, I proposed allowing the bicycle rider of less than 200 pounds the right of way against the motor vehicles of more than 2,000 pounds, only on this route. There are no recorded deaths of citizens in motor vehicles inflicted by bicycles in the State of California. The main motor vehicular traffic crosses the city on Nineteenth Avenue. I believe the Park Department would be better able to maintain this proposed park way.

- "(4) That there shall be no undergrounding of any street or roadway in Golden Gate Park east of Funston Avenue.
- "(5) That Park Emergency Hospital remain in the current neighborhood location even when moved outside of the park, perhaps just across the street; however, there should be no expansion of facilities while on park property.
- "(6) That the south eastern corner of the Golden Gate Park shall be returned to a landscaped and suitably planted open space, with no buildings or structures of any type. Temporary as well as permanent buildings do not belong in our city's parks.
- "(7) That no further expansion of the asphalted area, by this, any surfacing of park land, be allowed in Golden Gate Park. Due to the vast parking lots that have been built in this park of ours, I am requesting that a general roll back of this surfacing be made to the 1950 area. That the area which has been surfaced since be ripped up and replanted as it was before and that the cost be charged to the gas tax fund.
- "(8) That there shall be no additional structures built in John McLaren's Golden Gate Park if he could only see what you have done to it now.
- "(9) That no motor vehicles in excess of 4,000 points be operated on the foot paths, bridle paths or walkways of our Golden Gate Park. The citizens of the Inner Sunset neighborhood request this Commission to demand that the Police enforce the traffic laws in Golden Gate Park as it is not being done.
- "(10) That a park on the present site of the reservoir at Seventh Avenue be planned. To be designated as a public park and be zoned as open space. The former lake should be restored back to a lake with out buildings or structures on the southern end of this future park with paths on each side.

At the northern end of this proposed park construct an indoor swimming pool with a shallow end for preschool children. Due to the shape of the land a pedestrian walk across Seventh Avenue might be agreeable with the residents to provide safety to the children of the neighborhood, the top of this low pool building might prove adequate for open air basket ball and tennis courts.

- "(11) That no freeway, expressway or other method of auto transportation be introduced into San Francisco in general and in the Inner Sunset in particular.
- "(12) That the north west corner of Fourth Avenue and Parnassus become a public park and be zoned open space, and it be maintained by the University of California at San Francisco for all citizens of the Republic of the United States.
- "(13) That a policy of systematic scheduling of the demolition of all buildings within Golden Gate Park at the present time be adopted; this to be implemented by first removing the temporary and unsafe buildings and placing the other occupants on notice. This notice to be given time, to find time allowing for the orderly removal of the occupants to sites more suitable to their needs and certainly not in another public park or open space. Provisions for this removal should not be rushed or ill planned as there is no need since the sites will be replanted as they were.
- "(14) That the hideous example of concrete and glass in front of the Academy of Science be torn down and that the lighting be reduced as being unnecessary and wasteful.
- "(15) That all open space above all city streets in San Francisco be preserved as open space for all time.
- "(16) That this Commission preserve the existing open space on Mt. Sutro."

Harold Sellman, 1550 9th Avenue, remarked that a majority of the voters in the recent election had voted in favor of the creation of a Coastal Zone Conservation Commission which would have responsibility for preserving, protecting, and restoring California's coastline; and he felt that action should be taken to restore the attractiveness of Ocean Beach in San Francisco.

Mrs. F. S. Bloxman, 3 Montague Place, represented San Francisco Beautiful. She felt that her organization could be expected to endorse any plan calling for the "improvement" of recreation and open space in San Francisco; however, she felt that the public should ask for more than the staff of the Department of City Planning had proposed. She did not feel that it would be appropriate for her to comment upon the

sections of the report dealing with individual neighborhoods; rather, she believed that each of the neighborhoods should comment upon its own area of concern. She agreed with the City-wide policy statements contained in the plan; however, since facilities such as parking lots are always being proposed in public parks, she felt that the citizens of San Francisco should express their unwillingness to yield a single inch of dirt to projects of that sort. She remarked that many City agencies independently own small parcels of open space; however, instead of dedicating them for public use, they tend to be more concerned about achieving the "highest and best" use for their properties. In fact, in reading the report, it was apparent to her that the staff of the Department of City Planning had realized that it was "treading on eggs" and that it was being careful not to make comments which would upset other City agencies. She agreed with the staff's recommendation for reduction of automobile traffic in the City's parks. A question which remained unanswered in the report was how additional recreation facilities and open space could be obtained without money. She noted that zoning does encourage development of plazas in the downtown area; and she stated that it was her opinion that every development should provide a public facility of some sort. As an example, one floor of a new office building could be set aside as a gymnasium which could be rented to the Recreation and Park Commission for one dollar a year. She hoped that the feasibility of an approach of that sort would be explored. She was pleased by the statement in the report which specified that airports and at-grade or elevated freeways should not be permitted in the shoreline zone. She also agreed with the policy that new public parks and recreation facilities should be provided along the shoreline. However, she pointed out that any developments which might take place between Aquatic Park and the County Line would have to be concurred in by the Port Commission. She favored acquisition of the Sutro Baths property as recommended in the report. She remarked that the Northern Shoreline Plan expressed the importance of insuring that any new trafficways constructed on "unspecified alignment" from Howard Street to Doyle Drive should make no reduction in the quality or quantity of Recreation and Open Space in the Marina District; and she remarked that she was very suspicious about the way in which the words "unspecified alignment" had been used. It was her understanding that the only acquisition being proposed in the Northern Waterfront area would be a narrow strip of land parallel to the waterfront for pedestrian movement; and she expressed concern that no further acquisition was being proposed in that area, especially in view of the fact that the opportunity does exist for achieving some kind of significant open space in that area.

Robert Lilienthal, 1 Spruce Street, noted that the southern portion of the Presidio from Arguello Boulevard to the eastern boundary had not been included in the Golden Gate National Recreation Area. While that area presently exists as natural open space, he was horrified by the prospect that the Army, over which the City has no control, might pursue plans to construct buildings and parking lots in that portion of the Presidio. Under the circumstances, he felt that the City should send a letter to Presidio officials everytime there is a change of command requesting that the City be notified of any proposals for development in the Presidio which might be contrary to the City's Master Plan. In conclusion, he stated that trees in the southern portion of the Presidio are not well maintained; and he wished that the Recreation and Park Commission could assist with the maintenance of that area.

Toby Levine, representing the Mission Coalition Organization Planning Committee read and submitted the following prepared statement:

"At this time the Mission Coalition Organization has not yet prepared its united response to the points in the improvement plan which deal with the Mission. Since the plan became available in Mid-October, the MCO has been very busy preparing for the public hearing on General Revenue Sharing, held on November 9, and for the annual MCO convention to be held on November 13.

"We will begin to prepare a complete MCO policy statement on the Improvement Plan to submit to your Commission at or before your public hearing of December 12. Several MCO Committees and member organizations, especially concerned with the development of open space and recreation, would want to review the Plan's suggestions for the Mission and then prepare a unified response to those items.

"We believe that they will be especially interested in your suggestions regarding expanded public use of the Armory at Mission and 14th Streets; the location of a new large indoor gymnasium; the increased use of the John O'Connell School gymnasium; a new outdoor playfield, most possibly in the area of Regal Pale; the future of Franklin Square; improved maintenance at Garfield Square; and the official designation of Bernal Hill as a park.

"The MCO would also want to discuss its relation to the proposed coordinating committee of the Recreation and Park Department and the San Francisco Unified School District. MCO would especially be interested in the future of the Marshall School on Mission St., near 16th St. which some MCO members have heard will be for sale.

"We, of the MCO Planning Committee, would like to see prior to December 12th the 'program evaluation,' San Francisco Recreation and Park Department had done in February, 1971 by the Planning Research Corporation.

"This study determined which neighborhoods had 'high priority' or 'very high priority' in receiving improved recreation and open space facilities. Western Addition, Central City and South of Market received 'very high priority' while the Mission was given 'high priority.' We would like to see the statistics in that report which cover population density, elderly and youth population and ratio of population to recreation and open space acreage which led to these designations.

"Only 2.6% or 16.2 acres of the Mission are devoted to open space and recreation whereas 17.5% of all San Francisco is public space and recreational space. As City Planning's 'Improvement Plan' indicates, Mission Dolores Park does not serve the most deficient section of the Mission.

"At the City Planning Commission's next public hearing on December 12, 1972 on the Improvement Plan for Recreation and Open Space, we hope to deliver to you an MCO response to those proposals which affect the Mission and the goals which the MCO would like to set on those specific items and the steps which it will take to gain more open space and recreational facilities in the Mission."

Susan Bierman, 1529 Shrader Street, represented the Haight Ashbury Neighborhood Council (HANC). She stated that the members of her organization needed more time to study the report before commenting on it in detail. However, at one meeting which had been held, a number of people had expressed concern about the fact that the report had been prepared without public participation. She remarked that the programs outlined in the report would cost a great deal of money; and she felt that the public would have been more willing to give more support to fund raising efforts if they had been permitted to participate in the development of the plan. In general, the public feels that acquisition of new open space is hopeless; and, in fact, they feel that the City will be lucky to keep the open space which it now has. Nevertheless, it was her personal hope that Tank Hill could be acquired as recommended by the staff of the Department of City Planning. She stated that members of her organization do not really know what the City intends to do with Kezar Stadium, Park Emergency Hospital and Park Police Station; and, as a result, they were opposed to the staff proposal for the undergrounding of Kezar Drive. The undergrounding project would be extremely destructive to the neighborhood; and, upon completion, it would encourage more traffic to pass through the area and might eventually lead to construction of a Panhandle freeway. She believed that any money available for transportation should be used for transit and not for automobile traffic; and, furthermore, she believed that any tunnels constructed in the future should be located under streets and not under parks. She urged that the proposal for the undergrounding of Kezar Drive be deleted from the staff report.

Jon Twitchell stated that he and a colleague had recently made a study of the best use of military land; and, during the course of their study, they had formed an opinion that San Francisco should spend effort and money to upgrade the portions of its shoreline which are not under military control. He remarked that the Golden Gate National Recreation Area would not serve the neighborhoods of the City which have the highest need for open space and recreation facilities; and, instead of serving lower class multi-racial neighborhoods, it would serve only white upper-class neighborhoods. He felt that the plan which had been prepared by the staff of the Department of City Planning represented an excellent program for the City; and he hoped that the people who had spent time to achieve designation of the Golden Gate National Recreation Area would now direct their efforts to implementation of the Department of City Planning's Improvement Plan for Recreation and Open Space. He noted that the voters had supported open space proposals on the recent ballot; and, under the circumstances, he felt that this might be a propitious time to recommend a new increase in the budget of the Recreation and Park Department.

Wade Woods, representing WAPAC, stated that his organization agreed in principle with the report of the staff of the Department of City Planning. However, while the staff had recommended that a recreation center might be developed on air

rights over the Department of Motor Vehicles parking lot on Broderick Street between Oak and Fell Streets for the Haight Ashbury and the Western Addition, he felt that each neighborhood should have its own facility. In addition, while the staff of the Department of City Planning had stated that the City should support the Salvation Army's proposal to convert two vacant warehouses at Haight and Fillmore Streets into a major recreation facility, his organization was not prepared to support that project since they did not know how much public participation would be allowed in planning the programs of the facility. He advised the Commission that his organization was trying to establish a multi-purpose recreational building on Turk Street in the Western Addition; and he hoped that the City would be willing to support them in their efforts to that end. The facility which he envisioned would fulfill educational as well as recreational needs; and, as a result, he felt that the Western Addition should have its own building rather than sharing one with the Haight Ashbury District.

Arnold Townsend, Chairman of WAPAC, stated that the Western Addition needs a high school of its own; and, for that reason, he hoped that any plan involving acquisition of open space would move slowly until such time as funds are available for a new high school. While he recognized the need for more recreation and open space, he pointed out that any land used for open space can not be used for housing. For that reason, he felt that the best approach might be to upgrade the City's existing recreational facilities and programs, especially in Golden Gate Park, instead of acquiring more park land. He stated that the population of the Western Addition has been reduced from 70,000 to 30,000 people; and he believed that most of the people who had been forced out of the neighborhood had also been forced out of the City because they were too poor to afford housing in other neighborhoods. At the present time, the Western Addition has too much open space in the form of vacant lots; and what it really needs is housing.

Peter Mendelsohn, representing TOOR and the Peoples Action Coalition, stated that the South of Market area has only one small park and one mini-park. Other parks had been used for other purposes and had never been returned to the public for park use. He stated that he had no criticism of the recommendations contained in the staff report for creating additional recreational facilities in the South of Market area; but he was bothered by the fact that no plans had been prepared for new housing for residents of the area.

Richard Park, representing Canon Kip Community House, indicated that he was in agreement with the general nature of Mr. Mendelsohn's remarks. He stated that there are several residential organizations in the South of Market area which have not had an opportunity to review and respond to the staff report. However, speaking for his own organization, he felt that the South of Market area, which has fewer recreation facilities than any other neighborhood in the City, should be designated as the highest priority area for new recreation facilities.

Sherrie Thorpe, representing FIL-AM Association and the South of Market Health Center, supported the comments which had been made by Mr. Park and indicated that she had several questions which she would like to put to the staff of the Department of City Planning. After a brief discussion, Miss Thorpe agreed to a suggestion made by President Newman and stated that she would submit her questions to the Director of Planning in writing for a response during the Commission's hearing to be held on December 12.

Louis J. Bookbinder, 543 Buena Vista West, represented Zero-Population Growth. He agreed that implementation of the proposals made in the report would improve the quality of life in the City; however, he observed that the neighborhoods which had been given highest priority for new recreational facilities were also those neighborhoods where the fewest number of new facilities were being proposed. Also, it appeared to him that new parks were not being proposed in the South of Market area because the area is zoned for commercial use; and he indicated that he did not agree with that approach.

Walter Knox, representing APAA, felt that open space which is presently available, such as under freeways and near City Hall, should be put to recreational use. He also remarked that a small sand lot presently exists in back of Mobil service station on Howard Street; and he felt that the Mobil Oil Company could be discouraged from proceeding with its recent proposal to expand the service station building onto the sandlot. Some new housing has been constructed in the south of Market area; yet, no new recreational facilities or open space have been provided. Parks did exist at one time on properties now occupied by the Bessie Carmichael School and the Hall of Justice; and, while new parks had been promised to take the place of those which had been lost, the bond issue which had been proposed to provide funds for the new parks had failed to obtain a 2/3 majority vote.

Commissioner Ritchie stated that the City Planning Commission is keenly aware of the lack of open space in the South of Market area; and he asked if Mr. Knox would be willing to submit to the Commission a map of the area bounded by Market Street, 13th Street, Townsend Street, and the Embarcadero indicating where parks or mini-parks should be located. He stated that it would be helpful for the Commission to know what the people living in the South of Market area want. Mr. Knox stated that he would be willing to prepare such a map for submission to the Commission.

Jack Kourkene, 3559 Jackson Street, remarked that Ocean Beach is San Francisco's largest natural asset; however, in its present state, the beach is completely unusable except for fishing, horseback riding, and walking. With the use of Federal funds, he believed that a break water should be constructed from Playland to the Zoo; and, at the same time, the width of the beach should be expanded to 600 feet. Finally, taking advantage of modern techniques, fog control should be achieved to render the area attractive for water contact sports. While some people might contend that fog control would play havoc with ecology, he believed that new and bigger fish would soon populate the area, that existing trees would not be affected by the change of climate, and that the health of people residing in the area would be improved.

The Director stated that the staff would consider Mr. LaBoyteaux' suggestion that the Improvement Plan for Transportation's recommendation for a road through Fort Mason should be changed to conform to the objective of the Improvement Plan for Recreation and Open Space calling for the removal of automobile traffic from Park areas. Various people had objected to the proposed undergrounding of Kezar Drive; and, while the basic purpose of the staff recommendation was to return the southeast corner of Golden Gate Park to park use, he stated that the staff would consider the objections which had been raised by members of the audience.

While Mr. Murphy had referred to the present hearing as being "ill-timed", the Director remarked that the staff of the Department of City Planning had made very possible effort to publicize the fact that the hearing would be held. The Director advised Mr. Sellman that the staff does favor natural stabilization of the dunes at Ocean Beach; and he indicated that the plan which had been prepared by the staff would reduce the amount of asphalt along Ocean Beach by approximately 50%. The Director stated that Mrs. Bloxam's message that she would like to have more open space than was being proposed by the staff of the Department of City Planning was clear; however, while Mrs. Bloxam was under the impression that the staff had proposed only a small strip of open space along the Northern Waterfront, he felt that she may have missed a new proposal for a sizable landscaped public open space at the north end of Columbus Avenue. With regard to the remarks which had been made by Mr. Lilienthal, the Director stated that the formal agreement which had been signed by the City of San Francisco and the Army had charged him with responsibility for carrying out the Master Plan for the Presidio which was reflected in the staff report. The Director stated that the staff of the Department of City Planning would be willing to meet with any neighborhood organization to discuss the recommendations contained in the Improvement Plan for Recreation and Open Space; and, while at least one speaker had objected to the fact that public participation had not been solicited before the report was printed, he indicated that the staff was following the same process which it had followed in preparing other elements of the Master Plan. Following a series of public hearings, the staff would consider revision in the preliminary plan; and, after the revisions had been publicized, additional hearings would be held before the plan is adopted by the Commission. Some members of the audience seemed to foresee on a potential conflict between provision of open space and provision of housing; however, he did not feel that any of the recommendations contained in the Improvement Plan for Recreation and Open Space would be inconsistent with the principles and policies of the Improvement Plan for Residence which had already been adopted by the Commission. Mr. Bookbinder had remarked on the fact that no specific properties were being proposed for acquisition in the neighborhoods which have the greatest need for additional open space; however, any specific proposal for acquisition of private property could be rendered invalid at any time. While specific proposals for recreational sites had been made for properties along the waterfront which are under the control of a public agency, no specific recommendations had been made in the Mission district, for instance, where most of the land is privately owned.

At 5:00 p.m., President Newman adjourned the hearing until the Commission's special meeting on December 12, 1972, at 7:30 p.m. in Room 282, City Hall.

Respectfully submitted,

Lynn E. Pio
Secretary

ABJ

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, November 30, 1972.

The City Planning Commission met pursuant to notice on Thursday, November 30, 1972, at 1:30 P.M. in the meeting room at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mrs. Charles E. Porter, Vice-President; John C. Farrell, Mortimer Fleishhacker, John Ritchie, and Hector E. Rueda, members of the City Planning Commission.

ABSENT: Thomas J. Mellon, member of the City Planning Commission.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V - (Zoning); Peter Svirsky, Planner V - (Zoning); Ruth Jaffe, Planner IV; John Phair, Planner III; Alec Bash, Planner II; and Lynn E. Pio, Secretary.

Donald Canter represented the San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the minutes of the meetings of September 28, October 19, and November 9, 1972, be approved as submitted.

At this point in the proceedings, Commissioner Porter arrived in the meeting room and assumed her seat at the Commission Table.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, reported that he had attended a neighborhood meeting on Tuesday evening to discuss the prospects for future Code Enforcement Programs in the Bernal Heights area.

The Director advised the Commission that the League of California Cities will hold a workshop on Coastal Zone Legislation next Friday; and he indicated that he and other members of the staff of the Department of City Planning will attend the workshop to try to determine how the legislation might affect the Department's work program.

During the course of the Director's report, Commissioner Ritchie arrived in the meeting room and assumed his seat at the Commission Table.

Commissioner Fleishhacker asked the Director if he still felt that the Board of Supervisors should request that San Francisco, as a developed urban area, be

exempted from the requirements of the Coastal Zone legislation. The Director replied in the affirmative.

PRESENTATION OF THE HAIGHT ASHBURY COMMERCE REPORT

John Phair, Planner III, presented and summarized the report entitled "Haight Street Shopping Area---A Background Study". The report is available in the files of the Department of City Planning. Following the presentation, Mr. Phair responded to questions which were raised by members of the Commission.

Allan B. Jacobs, Director of Planning, advised the Commission that the report will be presented to the Haight Ashbury Community on December 13; and, following discussions of the report in the neighborhood, the staff will inform the Commission of the response received.

Calvin Welsh, a resident of the Haight Ashbury District, informed the Commission that a majority of the people living in the neighborhood fall into the 18 to 34 year old age group, are organized in a particular kind of way, and have a particular life style. He was disturbed by the fact that the staff report had concentrated only on Haight Street and had ignored shopping areas on Cole and Hayes Streets; and he indicated that many residents of the neighborhood use the services available in those two areas. He also emphasized that Haight Street tends to serve social as well as shopping needs; and he felt that the staff report should have given more consideration to that aspect of the street's character.

At 2:35 P.M. President Newman announced that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 2:45 P.M. for hearing of the remainder of the agenda.

2:45 P.M. Room 282 City Hall

PUBLIC HEARING ON PROPOSED AMENDMENTS TO ARTICLE 3 OF THE CITY PLANNING CODE (ZONING PROCEDURES):

a. AMENDING SECTION 308.1 CONCERNING APPEALS FROM APPROVALS OF CONDITIONAL USES BY CITY PLANNING COMMISSION.

Peter Svirskey, Planner V - (Zoning), reported on this matter as follows:

"These amendments to the City Planning Code are being considered pursuant to a resolution of intention of the Commission on October 5, 1972. They include first, as item (a), a change in the method of calculating the affected property for purposes of appeals from Commission approvals of conditional uses, and second, as item (b), certain other changes to clarify provisions in Article 3 of the Code.

"The principal amendment, concerning appeals, was introduced by Supervisor Kopp in connection with an appeal of the Playland development. However, the amendment would have general application in

future cases and would have no effect on the Playland appeal already considered by the Board.

"Under this amendment, Section 308.1 of the Code would state that in cases of appeals from Commission approval of a conditional use, the signatures required must cover 20 per cent of the property within 300 feet of the site that was the subject of the approval, excluding the site itself. At present, the site itself is also included in the calculation, with the result that where the site is large it may be difficult or impossible for neighboring property owners to perfect an appeal.

"The situation encountered with the Playland development occurs infrequently, but where it does occur the effects of the development upon the surrounding area may be significant. Supervisor Kopp's amendment would produce greater equity between these cases and those in which the site in question is small. Only approvals would be affected by the change; where the Commission disapproved a conditional use the owner of the site could still join in the appeal."

Mr. Svirsky then referred to diagrams to give a graphic explanation of the change being proposed.

President Newman asked if there would be any circumstances under which the proposed change would make it more difficult for surrounding property owners to appeal actions taken by the Commission. Mr. Svirsky replied in the negative.

Kenneth Hunter, 604 48th Avenue, supported the proposed amendment. However, while the amendment would solve problems similar to that which had been encountered with the Playland development, it would not facilitate an appeal of any development proposed for the Sutro Baths site since there is almost no privately owned property within a 300-foot radius of that site. He suggested that the Commission should consider an amendment to the City Planning Code which would provide for appeals to be perfected upon a reasonable showing of interest by property owners in the neighborhood.

No one else was present to speak in favor of or in opposition to the proposed amendment.

Allan B. Jacobs, Director of Planning, recommended adoption of a draft resolution which he had prepared for approval of the proposed amendment of Section 308.1 of the City Planning Code.

After discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6923.

b. MAKING CLARIFYING CHANGES IN SECTION 302 AND 303, AND ELSEWHERE IN ARTICLE 3.

Peter Svirskey, Planner V - (Zoning), reported on this matter as follows:

"In addition to this principal amendment, there are three others of minor significance that have resulted from a full review of Article 3 by the staff and the City Attorney. This is the first such review of that Article since it was reorganized and rewritten in 1968. Each of the three amendments is a clarification and not a change in substance.

- "1. In order to avoid any confusion of the term 'affected' property in appeal situations with another provision that determines eligibility to initiate zoning changes, the definition of 'interested property owner' in Section 302(b) on initiation would be stated to be for use only in that Section, and the word 'affected' here would be changed to 'influenced'. The word 'affected' would then appear only in Section 303.1 on appeals.
- "2. The term 'reclassifications of property' would be more clearly defined to cover changes in the Zoning Map rather than merely 'changes in district boundaries'. Although the term is generally understood and interpreted to include changes in district name designations as well as boundaries, it should be made clear that members of the public, the Commission and the Board of Supervisors can initiate either kind of zoning change.
- "3. One final change would separate the three sentences of Section 303(f) into three paragraphs for ease of reading. These sentences relate to various aspects of the continuation of conditional uses already in existence. There would be some rephrasing of the second sentence, which indicates that a new Commission approval is required when a conditional use is proposed to be restored after abandonment, or changed to another type of conditional use, or significantly altered or intensified."

No one was present in the audience to speak in favor of or in opposition to the proposed amendments.

Allan B. Jacobs, Director of Planning, recommended that a draft resolution which he had prepared for approval of the proposed amendments be adopted by the Commission.

After discussion it was moved by Commissioner Rueda, seconded by Commissioner Fleishhacker, and carried unanimously that the draft resolution be adopted as City Planning Commission Resolution No. 6924.

PUBLIC HEARING ON MATTERS REGARDING ENVIRONMENTAL IMPACT EVALUATION

Allan B. Jacobs, Director of Planning, made the following introductory remarks:

"As I mentioned in my memorandum to you on September 28, 1972, the Supreme Court decision on FRIENDS OF MAMMOTH VS. BOARD OF SUPERVISORS OF MONO COUNTY dated September 21, has caused a considerable increase in the work load of the department and I have suggested the adoption of interim procedures, criteria guidelines, and a series of categorical exemptions. Appendices in the report before you contain the various resolutions which have been adopted by the Commission establishing these interim standards. At this time I would ask Mr. Steele to review the interim standards and to indicate to the Commission the estimates which we have developed with respect to the work load necessitated by the California Environmental Quality Act, and to indicate to you the costs of such actions as may be required by the Staff and the Planning Commission in the future.

"First, however, I would observe that the State Legislature has been considering various Amendments to the Act following the Mono County decision. The situation is unclear at this time as to what may result from the deliberations of the Legislature. It would appear to be prudent for San Francisco to proceed in accordance with the Supreme Court's interpretation and finalize procedures, criteria and other matters so that the City may continue to act on permits and other entitlements of use to the best of its ability. Should changes be made in the law, then the City will be required to change whatever is necessary in order to comply with any new State law. I will keep you informed as to any legislature developments."

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator), presented the following report:

"I would observe at this point that the work involved in the environmental evaluation of projects is now proceeding quite rapidly. This is, of course, at the expense of other scheduled work program items together with a fewer than usual number of projects being submitted for consideration due to the uncertainties regarding possible changes in the State law."

"Legislative Concerns

"As alluded to above, the State Legislature has been considering various amendments to the California Environmental Quality Act following the Mono County decision. The situation is unclear at this time as to what may result from their deliberations. Consequently, it would appear to be prudent for San Francisco to proceed in accordance with the Courts' interpretation of the law, as enacted, and finalized procedures, criteria and other matters so that the City may continue to act on permits and other entitlements of use to the best of its ability. Should changes be made in the law, then the City will be required to change whatever is necessary to comply. I will keep you informed as to any legislative developments.

"Work Program and Personnel Requirements

"As indicated previously, the recent interpretation of the State law has placed a considerable new burden on the Department of City Planning and upon the Planning Commission. At this time, it is possible only to estimate this additional work load based upon predictions of the number of cases which must be handled and the time required for the various types of cases.

"It is estimated that the average staff time needed to determine if a project is exempt, or to carry out an evaluation of a project to the point where a negative declaration is appropriate, is one hour. Should an Environmental Impact Report be required, it is estimated that 50 hours of staff time would be required.

"For clarity, it would seem desirable to consider first those cases which the Commission would usually be involved with such as zoning reclassification and conditional use cases, and second, those cases involving other types of permits. It should be noted that the first group includes, in addition to usual Commission cases, evaluation of environmental impact of proposed variances.

"Projections have been made for the first type of cases, based upon past work loads (Appendix G). While variations may be expected, the trends seem clear. These are summarized as follows:

| <u>"Type of Case</u> | <u>Annual No. of Cases</u> | <u>Annual Environmental Impact Reports</u> |
|----------------------|--------------------------------|--|
| Referrals | 80 | 25 |
| Conditional Uses | 80 | 20 |
| Reclassifications | 20 | 5 |
| Variances | 70 | 20 |
| Capital Improvements | 20 | 5 |
| | <u>270 per year</u> | <u>75 per year</u> |

"The staff time required for these cases is then 50 hours for each of the 75 Environmental Impact Reports and one hour for the approximate remaining 200 cases for a total of about 4,000 man hours, the equivalent of two planners. Given the type of cases being covered, experienced staff is essential and it is suggested that one Planner IV and one Planner II be assigned. Clerical support must also be provided and again, given the work involved, the experience of a senior clerk stenographer is needed.

"The second group of cases, those not now usually reviewed by the Department with respect to environmental effects, now number about 900 per year. It is estimated that 100 of these would require Environmental Impact Reports with the remaining 800 cases after review being exempt or requiring negative declarations. The staff time, computed as before, would be approximately 6,000 man hours, or three planners. Because of the nature of these cases, and the two other planners previously indicated, it is suggested that one Planner III and two Planner I positions be assigned with clerical support of one clerk stenographer.

"In summary, the new staffing requirements to cover the work are:

- 1 - Planner IV (Environmental Impact Specialist)
- 1 - Planner III (Environmental Impact Specialist)
- 1 - Planner II
- 2 - Planner I
- 1 - Senior Clerk Stenographer (1446) and
- 1 - Clerk Stenographer (1444)

Naturally all support services, including supplies, equipment and space would be needed for this staff."

Commissioner Porter remarked that environmental impact analysis is a relatively new field; and, under the circumstances, she wondered if it would be possible for the Department of City Planning to find new employees with an environmental impact specialty. The Director replied that a number of applications have already been filed by people who have experience and training in special areas which would qualify them as environmental impact specialists.

Mr. Steele noted that the Commission had previously adopted Resolution No. 6903 to establish interim environmental impact criteria, Resolution No. 6910 to establish interim guidelines and procedures for environmental impact reviews, and Resolutions 6911 and 6921 to establish categorical exemptions from environmental impact requirements; and he indicated that it would be the recommendation of the staff of the Department of City Planning that new Resolutions be adopted to adopt the interim standards as permanent standards. Only one change was being proposed. The first of the interim categorical exemptions had read as follows: "Dwellings, additions thereto and minor structures accessory to such dwellings, where properties on the same side of the street in the same block are already predominantly built up with structures that are similar to, or greater than, the proposed project in density, lot coverage and height, and with structures that are similar to the proposed project in front set-back." The revised exemption would read as follows: "Dwellings, not exceeding 20 dwelling units in size nor 40 feet in height, additions thereto and minor structures accessory to such dwellings, where properties on the same side of the street in the same block are already predominantly built up with structures that are similar to, or greater than, the proposed project in density, lot coverage and height, and with structures that are similar to the proposed project in front set-back."

Commissioner Fleishhacker, noting that Environmental Impact Reports might have to come before the Commission for projects which would not ordinarily be reviewed by the Commission, asked if the Commission would have any jurisdiction over the actual applications for such projects. The Director replied that the Commission could exercise its option to review the permit applications under its discretionary authority.

Commissioner Porter, assuming that most Environmental Impact Reports submitted by developers would favor the projects being proposed, asked if the Commission would be free to disagree with the conclusions of the reports. Mr. Steele replied that the staff of the Department of City Planning would review all aspects of the information submitted and would assume authorship of the reports. As a result, the conclusions finally submitted would be objective.

Commissioner Porter then asked if the Commission would be free to differ with the conclusions submitted by the staff. Mr. Steele replied in the affirmative and indicated that the Commission could request that the reports be amended.

Commissioner Ritchie asked if the Commission would be in violation of the Environmental Quality Act if it were to act favorably on a project which the

staff had determined would have a negative effect on the environment. Mr. Steele replied in the negative indicating that the Commission has the authority and responsibility to consider social, economic and other factors in addition to environmental factors in reaching a determination on a given project.

Commissioner Ritchie asked if he were correct in his understanding that new Environmental Impact Legislation is pending in Sacramento. Mr. Steele replied in the affirmative but emphasized that any procedures adopted by the Commission could be modified in the future to conform to any new legislation which might be passed.

Commissioner Porter stated that she was appalled by the length of the Environmental Impact Reports which had already been submitted to the Commission; and she felt that there should be some way of streamlining the process. The reports had dealt with everything from sand fleas to dune tansys and, since she assumed that the intent of the environmental legislation was to preserve wildlife in wilderness areas and not in urban centers such as San Francisco, she did not feel that local developers should be required to deal with such matters in their Environmental Impact Reports.

Mr. Steele stated that the staff of the Department of City Planning had attempted to streamline the procedures to the maximum extent possible under the circumstances. President Newman asked if there was a deadline for action by the State Legislature on the new Environmental Impact Legislation. Mr. Svirsky replied that the present session of the Legislature must be concluded by midnight, December 1.

Commissioner Fleishhacker agreed with Commissioner Porter that the process should be streamlined. He noted that one of the criteria which had been adopted by the Commission for determining whether a project would have a significant effect on the environment had been whether the project would disrupt or alter the appearance or surroundings of a historic or archaeological site. He felt that it should be simple to determine whether San Francisco has any archaeological sites; and, if not, developers should not be required to address themselves to that issue. Similarly, one of the criteria had concerned whether the proposed project would affect a rare or endangered species of animal or the habitat of such a species; and, if San Francisco does have any endangered species, he felt that they could be pinpointed so that the work of the developers could be simplified. Perhaps it would also be possible to modify other criteria in similar ways to reduce the amount of work which would have to be done.

The Director predicted that the Environmental Impact Reports will become more brief in the future as the staff of the Department of City Planning is augmented to handle such matters and as both the staff and developers become more familiar with the procedures involved.

President Newman asked how the staff, in modifying the first categorical exemption, had chosen 20 dwelling units and a height of 40 feet as limits beyond which dwellings would not be exempted from Environmental Impact Reports. Mr. Steele replied that 40-foot height limits prevail in most residential districts and in all R-3 districts; and he believed that buildings having more than 20 units might be out of scale in many residential neighborhoods.

Commissioner Rueda asked if people living within a 300-foot radius of proposed projects for which environmental reports would be required would be advised of the Environmental Impact procedures. Mr. Steele replied that advertisements would be placed in the official advertising newspaper giving notice of public hearings on Environmental Impact Reports and informing the public that copies of the reports would be available in the offices of the Department of City Planning. Notices containing similar information would be posted in the neighborhoods in which the properties are located.

Commissioner Rueda asked if the Commission would have the authority to overrule a staff determination that an Environmental Impact Report is not required for a particular project. The Director replied in the affirmative. He stated that he had already issued some negative declarations. In certain cases, they had been appealed; and those matters would be brought before the Commission for final determination. By the same token, developers would be able to appeal to the Commission if they were in disagreement with the staff determination that an Environmental Impact Report would be required for a particular project.

Mrs. Oscar Sutro, 2345 Hyde Street, noted that 18 categorical exemptions from environmental impact requirements had originally been established by the Commission. Later, a 19th exemption had been added which read as follows: "Condominium subdivision and conventional resubdivision of existing buildings or existing building complexes in conformity with applicable provisions of the City Planning Code". She wished to make sure that that exemption would apply only to buildings which have already been constructed and not to the Petri Apartment House proposal on Russian Hill. The Director assured Mrs. Sutro that the exemption was intended to apply only to buildings which do already exist and not to projects such as the Petri Apartment Building which have not yet been constructed. He indicated, however, that the Commission might wish to clarify the language of the exemption.

Lloyd Gartner, an architect, asked if the new 20-unit specification in the first categorical exemption would pre-empt the floor area ratio provisions of the City Planning Code. He stated that he has a client who owns an 8-story building which was recently included in a 40-foot height limit district; and he was concerned about the possibility that designation of a specific number of dwelling units in the first categorical exemption might further restrict his client's property by reducing the number of units permitted from 27 or 28 to 20.

The director stated that the categorical exemptions would not pre-empt anything in the City Planning Code. The only significance of the 20 dwelling unit figure would be that any proposed building having 20 or less dwelling units might be exempted from the Environmental Impact Report requirement.

Mr. Gartner then remarked that it seemed to him that the original intent of the Environmental Quality Act was to protect wilderness areas; and he indicated that he was concerned about the possibility that some of his clients may not be able to afford to hire ornithologists, zoologists, etc., to determine whether projects which they might propose to construct would affect a rare or endangered species of animal or habitat of such a species.

Dennis Sutro asked for a clarification of the tenth categorical exemption which read as follows: "Projects requiring plumbing (gas, water, sewer or side sewer) or electrical permits". As worded, it would seem to exempt all projects.

Mr. Steele agreed with Mr. Sutro and recommended that the exemption be re-worded to read: "Projects requiring only plumbing (gas, water, sewer or side sewer) or electrical permits".

Dr. Martin MacIntyre, President of the Planning Association for the Richmond (PAR), stated that the first categorical exemption was not satisfactory, especially as to the number of units. He proposed that language be added to specify that the aggregate effect of buildings of a certain type should be considered when individual buildings are being reviewed. He noted that many single-family homes have been torn down in the Richmond District in the last 10 years and that they have been replaced by 3- and 4- unit buildings; and the aggregate effect of that trend has threatened to change the character of the neighborhood. He stated that the members of his organization had hoped that the Environmental Impact requirements would provide a means for reversing the trend; and, even if the State should pass new legislation to grant a moratorium on Environmental Impact Reports for private projects, he hoped that the Commission would use its discretionary authority to require that the reports be submitted.

Commissioner Porter stated that she did not see how the Commission could do anything to change development trends in the Richmond District through the Environmental Impact Report process. If Dr. MacIntyre's organization wished to take action to reverse the trend, she felt that the best thing for them to do would be to bring in requests for further rezoning of the Richmond District.

President Newman asked Dr. MacIntyre to submit his statement to the Commission in writing.

Gerald Hill, attorney for the Pacific Heights Association, stated that he had two principal concerns. The first related to dispersal of information

from the Department of City Planning to community organizations. He believed that the community organizations should be brought into the environmental impact process at an early date and that it would be helpful if they could be continually notified of the status of Environmental Impact Reports by the Department of City Planning. If the staff of the Department of City Planning were to make a negative declaration on a particular project, he feared that it might be difficult for community organizations to learn of the determination or to respond promptly. Furthermore, if significant controversy should develop, he did not feel that the 30-day review period would provide sufficient time for community groups to respond to or contest the reports based on data which had been submitted by developers. His suggestion was that an advertisement be placed in the official advertising newspaper one day each week to give notice of positive and negative environmental impact declarations which have been made by the staff of the Department of City Planning. His second concern was the revised language which was being proposed by the staff for the first categorical exemption. Even with the stipulation of a 40-foot height limit, he felt that buildings containing as many as 20 dwelling units could have a significant environmental impact; and, as a result, he felt that the 20-unit figure should be reduced.

Commissioner Porter pointed out that advertising in the official newspaper was quite expensive; and she felt that neighborhood organizations should make a greater effort to keep in touch with the staff of the Department of City Planning.

Mr. Hill stated that his organization had made an effort to set up procedures to keep in touch with the Department of City Planning. However, he still felt that placing a weekly ad in the newspaper or maintaining a bulletin board in the offices of the Department of City Planning would be helpful, particularly for smaller or less-organized neighborhood groups.

Mr. Gartner stated that Mr. Hill should be aware that the Department of City Planning does maintain a list at the front desk indicating the current status of environmental impact declarations.

Paul Huff, attorney for the outdoor advertising industry, stated that he wished to participate to the fullest extent possible in the process of developing criteria and procedures for Environmental Impact Reports. However, in view of the fact that Environmental Impact legislation was still pending in Sacramento, he felt that the public hearing being held by the Commission was premature. Under the circumstances, he requested that any decision affecting the outdoor advertising industry be postponed.

No one else was present in the audience who wished to speak.

The Director suggested that the Commission undertake separate discussions and individual actions on the criteria and procedures, the categorical exemptions, and on a supplemental budget appropriation. He then distributed copies

of a draft resolution which he had prepared for formal adoption of the criteria and procedures which were being recommended by the staff of the Department of City Planning. With regard to comments which had been made by members of the audience, he stated that the staff of the Department of City Planning does maintain a list of declarations made regarding the necessity of Environmental Impact Reports; and the list is posted on the door of the building at 100 Larkin Street. Furthermore, it is already mandatory for negative declarations to be listed in the official advertising newspaper.

Commissioner Porter questioned whether it would be wise to adopt the resolution being recommended by the Director while new Environmental Impact Legislation is still pending in Sacramento. If the new Legislation should pass, and if the Commission had already taken the actions being proposed, she wondered what further action would be required of the Commission. The Director replied that he would have to become familiar with the new legislation before he could give a detailed response; however, he believed that passage of the new Legislation as now proposed could render the criteria and procedures being proposed by the staff inoperable for a period of time except as they apply to public projects.

Commissioner Ritchie felt that action on the Director's recommendations should be postponed until the present session of the legislature in Sacramento has been concluded.

Commissioner Fleishhacker remarked that the recommendations of the staff of the Department of City Planning were referenced to the Environmental Quality Act of 1970. If legislation were to be passed to amend that act, the policies of the Commission would have to be amended accordingly. He noted that the interim criteria and procedures had already been modified once by the Commission; and he saw no reason why any action which might be taken by the Commission at the present time could not be amended in the future, also.

The Director remarked that the Commission's agendas in December are already crowded. Furthermore, if the Commission were to postpone action on the staff recommendations, and if new Legislation were to be passed by the State Legislature during the interim, further public debate would probably be necessary; and, under the circumstances, he felt that it would be preferable for the Commission to adopt the staff recommendations during the present meeting and to begin from the beginning if the Environmental Quality Act should be amended.

President Newman remarked that a postponement of one or two weeks would give the members of the Commission an opportunity to give point-by-point consideration to the comments which had been made by members of the public.

The Director stated that the staff of the Department of City Planning was not prepared to recommend any changes in the criteria or procedures being recommended based on the testimony which had been received from the public. Changes might be proposed in the categorical exemptions; however, that resolution had not yet been placed before the Commission for consideration.

After further discussion it was moved by Commissioner Rueda, seconded by Commissioner Ritchie, and carried unanimously that action on the criteria and procedures being recommended by the staff of the Department of City Planning be postponed until the meeting of December 14, 1972.

The Director then distributed a draft resolution which he had prepared for approval of the categorical exemptions being recommended by the staff of the Department of City Planning. He stated that several members of the audience had commented on the changes in the first categorical exemption, suggesting that only residential buildings consisting of perhaps two or less units should be entitled to a categorical exemption. He did not feel that such a change would be advisable. By the same token, he did not believe that the 40-foot height stipulation should be reduced. He assured Dr. MacIntyre that the aggregate effect of individual buildings of a certain type is taken into consideration in Environmental Impact Reports. Mr. Huff had requested that the Commission postpone action on the staff proposals; however, since the recommendations of the staff were straightforward in nature, he saw no reason for granting that request. He did agree that the word "only" should be added to the 10th categorical exemption as previously recommended by Mr. Steele; and, in addition, he recommended that Category 19 be amended to read as follows: "Condominium subdivisions and conventional resubdivisions where such subdivisions and resubdivisions, involve only existing buildings or existing buildings or existing building complexes in conformity with applicable provisions of the City Planning Code". With those changes, he recommended that the Commission adopt the draft resolution which he had distributed.

Commissioner Porter felt that the Commission, to be consistent, should postpone action on this resolution, also; and she made a motion to that effect. The motion was seconded by Commissioner Ritchie.

Commissioner Fleishhacker noted that Category 10, as presently worded, could exempt all building permit applications from the environmental impact requirement; and, as a result, he felt it was essential that the minor changes being recommended by the Director should be approved by the Commission during the present hearing.

President Newman suggested that the best approach might be for the Commission to postpone action on the draft resolution which had been presented by the Director and to adopt another resolution to modify the interim category of exempt projects as recommended by the Director.

When the question was called, the Commission voted 5 - 1 to postpone action on the draft resolution relating to categorical exemptions until the meeting of December 14, 1972. Commissioners Farrell, Newman, Porter, Ritchie, and Rueda voted "AYE"; Commissioner Fleishhacker voted "NO".

Subsequently, it was moved by Commissioner Fleishhacker, seconded by Commissioner Ritchie, and carried unanimously that Resolution No. 6925 be adopted and

that Resolution No. 6911 be further amended to exempt three categories of projects from the Environmental Impact Report requirement as follows:

1. Amend Category 1 to read in its entirety "Dwellings, not exceeding 20 dwelling units in size nor 40 feet in height additions thereto and minor structures accessory to such dwellings where properties on the same side of the street in the same block are already predominantly built up with structures that are similar to, or greater than, the proposed project in density lot coverage and height, and with structures that are similar to the proposed project in front set-back".
2. Amend Category 10 to read in its entirety "Projects requiring only plumbing (gas, water, sewer or side sewer) or electrical permits".
3. Amend Category 19 to read in its entirety "Condominium subdivisions and conventional resubdivisions, where such subdivisions and resubdivisions involve only existing buildings or existing building complexes in conformity with applicable provisions of the City Planning Code".

The Director then distributed a draft resolution which he had prepared which would authorize him to prepare and submit a supplemental budget appropriation request in the amount of \$54,128 for the fiscal year 1972 - 73 to provide personnel, contractual services, materials and supplies, equipment, and additional office space to enable the staff of the Department of City Planning to fulfill State requirements for processing Environmental Impact Reports.

Commissioner Porter, commenting on the new positions which the Director was requesting, questioned whether two clerical positions would be sufficient to handle the work which would be generated by five professional positions, particularly in view of the fact that the Department of City Planning already has a poor ratio of clerical to professional personnel.

The Director responded that the Planner I positions would be sub-professional and would help to balance the new staff.

Commissioner Ritchie felt that the Commission should postpone action on the resolution presently under consideration in view of the fact that action had already been postponed on the other resolutions which had been submitted by the Director. In any case, he remarked that the population of San Francisco is decreasing; and he believed that the Department of City Planning's present budget of approximately \$1 million should be sufficient. He stated that he would not be in favor of increasing the Department's budget.

Commissioner Farrell asked if any thought had been given to charging fees for the processing of Environmental Impact Reports in order to offset the cost

of staff services. The Director replied that the staff of the Department of City Planning had not yet gained enough experience with Environmental Impact Reports to offer a reasoned recommendation for a fee structure.

Commissioner Porter stated that she would support the supplemental budget appropriation being requested by the Director since it was apparent that additional staff would be needed to process the complex reports which were being submitted. However, since the Commission had postponed action on the other resolutions which had been recommended by the Director, she agreed that action on the subject resolution should be postponed, also.

Subsequently, it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that action on the resolution requesting a supplemental budget appropriation be postponed until the Commission's meeting on December 14, 1972.

After further discussion, President Newman requested the Director to give further consideration to the feasibility of making a determination that there are no endangered species of wildlife in San Francisco and to look into Commissioner Farrell's suggestion that a fee be charged for the processing of environmental reports.

The meeting was adjourned at 5:00 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

ABJ

SAN FRANCISCO
CITY PLANNING COMMISSION
MINUTES OF THE SPECIAL MEETING, TUESDAY, DECEMBER 12, 1972

The City Planning Commission met pursuant to notice on Tuesday, December 12, 1972, at 7:30 P.M. in Room 202, City Hall.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; Mortimer Fleishhacker, Thomas J. Mellon, and John Ritchie, members of the City Planning Commission.

ABSENT: John D. Crowley, and Hector E. Rueda, members of the City Planning Commission.

The Staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; Daniel Sullivan, Planner IV (Zoning); Emily Hill, Planner II; Ronald Jonash, Planner II; Linda Ferbert, Planner I; and Lynn E. Pio, Secretary.

Also present were Mrs. Carmen Dominguez, Vice-President of the Recreation and Park Commission; Joseph Caverly, General Manager of the Recreation and Park Department; and Thomas Malloy, Executive Assistant to the General Manager of the Recreation and Park Department.

President Newman welcomed members of the audience and called on Allan B. Jacobs, Director of Planning, to make an introductory statement. The Director's remarks were as follows:

"First, I would also like to welcome Mr. Caverly and members of the Recreation and Park Commission to the hearing. The ^{participation} ~~participation~~ of the Recreation and Park Department has been instrumental in the development of this plan.

"On October 12, as Mr. Newman mentioned, the Department of City Planning presented to the City Planning Commission and to the citizens of San Francisco the 'Improvement Plan for Recreation & Open Space.' The plan is a proposal for citizen review, which means that both the objectives and policies section and the program section will be revised on the basis of comments received on the basis of comments received from individuals and community groups. After the plan has been revised, the objectives and policies section will be proposed for adoption by the City Planning Commission and the program section will be presented for Commission endorsement. Before proceeding with testimony, I would like to discuss further other details of the citizen review process.

"As the draft was being prepared, members of the staff met repeatedly with members of community groups and public agencies of various types. Regional, citywide, and neighborhood groups have all played a key role in development of the draft in its current form. Upon presentation of the Plan to the Commission and to the public, approximately 450 copies of the plan were mailed to individuals and community groups. Since that date, approximately 400 additional copies have been distributed on the basis of individual requests.

"The staff has responded to requests by a number of community groups to meet with them and discuss the Plan. These groups include WAPAC, SPUR, San Francisco Tomorrow, Central City Coalition, Mission Coalition, Bernal Heights Association, SPEAK, Inner Sunset Action Committee, Haight-Ashbury Merchants Association, and numerous other groups throughout the City. In addition, a number of individuals and public agencies have responded to the Plan through letters to the Department, phone calls, and by stopping in and discussing their views with staff members. All comments received will be considered in the review process until its conclusion in January.

"I would like to comment on some of the points which have been raised in the review process to date. First, there are several errors in the Plan which have been pointed out to us. In the introduction to the Western Addition section, for example, the statement is made that relocation resulting from demolition in the project areas has caused many people to move into the neighborhood immediately west and south of the project area. The most recent population counts in that area reveal that residential population in those areas has declined by 8-1/2 percent during the period from 1960 to 1970. This is an error on our part, and I'm sure there are other errors which will become apparent as the review process continues.

"We have, on the other hand, received substantial support for a number of proposals contained in the Plan: Designation of certain neighborhoods as high-need areas for recreational improvement, development of the shoreline zone concept, the establishment of a regional open space agency are a few of the ideas in the Plan which have received widespread support. All of the comments we received, both positive and negative, will be taken into consideration in the final review process.

"At today's hearing, members of the staff will be making notes on all the testimony offered. Following the final hearing, we will evaluate the comments and suggestions received. The Department will prepare a summary paper of these comments, indicate staff response to them, and recommended revisions where appropriate. This paper will form the basis for the revisions to the Plan. The revised version of the 'Improvement Plan for Recreation & Open Space' will be presented to the City Planning Commission early in 1973. As we mentioned before, the revised objectives and policies section will be proposed for Commission adoption at that time; the revised program section will be proposed for Commission endorsement.

"I would like to point out again, therefore, that it is the objectives and policies section, contained in this white book, which includes plan maps and statements, and which, upon adoption, will form the Recreation and Open Space element of the Master Plan. I would urge you again, as I have before, to pay particular attention to this section of the plan in your comments. Policies and plan statements on regional open space, the shoreline, a shoreline zone, methods of preserving public open space, priority neighborhoods, and other important issues are contained in this

section. We are particularly anxious to have your comments on this central section of the plan.

"At the end of today's meeting, staff will be prepared to respond to issues and comments raised in the testimony. In the interest of time and fairness to those who wish to testify, we will do this at the end of the meeting when everyone has had a chance to speak."

Joseph Caverly, General Manager of the Recreation and Park Department, stated that the members of the Recreation and Park Commission were pleased to have had the assistance of the Department of City Planning in preparing the Recreation and Open Space Plan; and he indicated that he would inform his Commission of the nature of the comments which would be received from the public. He stated that Mrs. Dominguez, Vice-President of the Recreation and Park Commission, would arrive in the meeting room momentarily.

Mary Burns summarized and submitted a statement which had been prepared by Assemblyman Willie L. Brown, Jr. The statement read as follows:

"I'd like to compliment the City Planning Commission and its staff for the obvious hard work that has gone into the preparation and review process of its Improvement Plan for Recreation and Open Space.

"Let me address myself first to that portion of the Plan which involves the State. Your recommendation to create a Bay Area regional park system is an excellent one. While I am generally opposed to the creation of any more single purpose districts until the problem of regional government as a whole has been resolved, the need to preserve our fast disappearing open space supercedes this reservation. I will, therefore, be happy to participate in the creation of such a regional park system.

"As you know, the Legislature has recently approved a bill, which I co-authored, placing a bond issue on the 1974 Primary ballot which would make available \$250 million for parks. Of this, \$90 million is earmarked for acquisition and development in urban areas. While this money will just alleviate some of the money problems mentioned in your report. I hope that the people will approve the proposal and that the preparation of plans such as this will result in your being able to take full advantage of the opportunities the bond issue will present.

"HANC worked long and hard with other groups to get Park Station reopened at its present location where we feel it would remain.

6. The question of Kezar Stadium is also of concern to us, and we should like to see further discussion ensue as to what the best solution is for the neighborhood and the City as a whole.

"HANC would, however, like to support the purchase of Tank Hill and the Ryder property by the City. With regard to the Ryder property, HANC has a history of support for such an action, beginning with its opposition to a once-proposed planned unit apartment project in the early 1960's.

"We also support the recommendation for an indoor recreational facility for the Haight and the Western Addition. We feel, however, that the communities should be consulted as to location and type, before any action is taken."

Richard Park, representing the Central City Coalition, read the following prepared statement:

"In 1953 Columbia Square was taken by public action and converted to a school designed to serve only one segment of the South of Market Community. In 1953 Father Crowley Playground was taken by public action and converted to a freeway and the Hall of Justice, neither of which benefit any segment of the South of Market Community. In fact, both actions combined with San Francisco Redevelopment Agency activities symbolize the city's attitude that the South of Market is a non-community whose land and people are available for a variety of plans designed to serve the city at large. However, the South of Market combines many activities and attributes that make it a desirable neighborhood. The rents are relatively low which makes the area attractive to the immigrant Filipino population, senior citizens living on fixed incomes, and other low-income groups, and beginning businesses attempting to become more than marginal. The flat land, good weather, and proximity of services make the South of Market the only convenient neighborhood for San Francisco's low income senior citizens who represent fully 13% of this city's population. Small businesses and residents live side by side in harmony, daily challenging the concepts of traditional city planners that mixed residential and commercial land use is incompatible. Lastly, the South of Market is a neighborhood where racial tensions do not flare. A recent study done by National Council against Discrimination in Housing shows the South of Market to have the most nearly perfect racial integration of any neighborhood in San Francisco. We are proud of our neighborhood and our coalition is dedicated to continuing improvement of both the physical and social structures that presently exist. The Central City Coalition wishes to endorse the Improvement Plan while simultaneously recommending several adjustments:

- "1. The City Planning Department's conception of ~~South of~~ South of Market boundaries is at variance with boundaries considered by the South of Market community. Traditionally, we believe the South of Market to include the area between the 'Bay' and 14th St., and the area between Market and Townsend Streets. However, construction of the Central Freeway has had the predictable barrier effect of dividing the community. Those people south of the freeway have redirected their recreational activities towards the Mission, while those people living north of the freeway consider themselves South of Market residents.

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For purposes of this Improvement Plan we recommend using the Central Freeway as the boundary between the Mission and the South of Market.

- "II. We support the Neighborhood Objective that, 'Neighborhood Parks and recreation facilities are essential; many people are unable to use city-wide facilities if they are not located near by.' We believe, however, that this objective is not served in the Programs section which suggests that, 'A large outdoor facility..... could also relieve pressure in nearby neighborhoods such as the Mission and Chinatown whose outdoor facilities are overcrowded.' We recommend that this contradictory statement in the Program section be changed to reflect the emphasis on neighborhood in the Objectives and Policies section.
- "III. We strongly support the high priority designation for the South of Market as we support the similar designation of San Francisco's other high-need neighborhoods.
- "IV. We strongly support the Objectives of placing trained Recreation and Park Department personnel in private facilities such as Canon Kip Community House, which on a limited budget, that presently assumes responsibility for recreational services and facilities that should be provided by the city.
- "V. We agree with Policy #3 that it is 'less desirable to shift funds from city-wide facilities to high-need neighborhoods than to provide the Recreation and Park Department, with the necessary resources called for in other parts of this plan.'

We recommend that the Commission support any request by the Recreation and Park Department for revenue sharing funds or budget increases that would be spent improving recreational facilities in high-need neighborhoods. Similarly, the South of Market community was promised 'a large replacement park' by the City when Father Crowley Playground was taken to provide the Hall of Justice and a freeway. The money paid to the city by the Police Department and the State Division of Highways has simply disappeared. We recommend that the Commission seek out those funds and petition the Board of Supervisors to reallocate them for 'a large replacement Park, in the South of Market.'

- "VI. The South of Market presently has two (2) Mini-Parks, and an additional three (3) sites have been selected as 'Potential

Park Sites.' Mini-Parks are at best a compromise solution and it is our understanding that additional Mini-Park funding in the future is questionable. However, we believe there is grant money available for a desperately needed Multi-Service facility through the Neighborhood Facilities Program. Such a facility would need to be approximately 75,000 square feet, and could potentially combine indoor and outdoor recreational space if properly designed and appropriately located.

"VII. We would like to comment on the importance of the Programs Section of the Improvement Plan. It is specific, detailed and has been an important aid in the Channeling of our thoughts and the direction of our involvement.

"VIII. Finally, we request the Commission to make a staff planner available to work with the Central City Coalition in our attempts to develop site selection criteria for the location of a large park South of Market."

Commissioner Ritchie stated that he remembered that a playground had existed in the South of Market area prior to construction of the freeway and the Hall of Justice; however, he did not recall that any commitment had existed for replacement of the playground.

Mr. Park stated that he had been shown newspaper literature from 1953 which indicated that the City had agreed to use the proceeds from the sale of the playground for purchase of another park in the South of Market area; however, no specific site had been designated. Subsequently, funds for the purchase of a new park in the South of Market area had been included in a bond issue which was submitted to the voters in 1969; but the bond issue had failed to obtain a 2/3 majority vote.

Commissioner Fleishhacker, noting that Mr. Park had stated that "elderly" people account for 13% of the population of the City, asked for a definition of the term "elderly". Mr. Park replied that he had used the term to indicate anyone over 62 years of age. He stated that the percentage of elderly people living in the South of Market area is much higher than the City-wide percentage.

Walter Knox, representing the Central City Citizens' Council, INC. and a member of the Central City Coalition, advised Commissioner Ritchie that he has newspaper clippings which report the City's intention of replacing the playground which was removed from the South of Market area at the time that the freeway was constructed. He then called attention to a letter which had been written by the project director of the Filipino Research Center expressing concern about the fact that the Recreation and Open Space Plan had not included any recommendation for a Filipino Center or playground in the South of Market area to serve the needs of the City's fastest growing minority group. Mr. Knox noted that the Commission, during its meeting on November 16, had requested that he prepare a map of the South of Market area showing which sites might be suitable for use as open space; and he displayed the map which he had prepared to indicate land which is presently vacant in the area bounded by Fifth, Harrison, Ninth, and Market Streets. He felt that it would be particularly desirable to develop the State-owned land beneath the freeway between 6th

and 7th Streets as an area where people could congregate and play cards.

Jim Bisbee, 280 Buckingham Way, represented the San Francisco Bicycle Coalition. He stated that he had submitted an 8 page statement to members of the Commission; and he hoped that they would read it in its entirety. In summary, however, he indicated that the statement categorized cyclists into three categories, namely children, commuters, and sport cyclists, and suggested the type of facilities which should be envisioned in the Recreation and Open Space Plan for cyclists. Included in the suggestions was construction of a velodrome and development of cyclist oriented rights-of-way in Golden Gate Park, at Lake Merced, and at Crystal Springs Reservoir. In conclusion, he read from the final portion of the prepared statement as follows:

"We find it difficult to say precisely where in the proposed Plan we would like to see the foregoing ideas incorporated, because the Plan is very general and does not, in our view, devote enough attention to specific recreational activities (such as bicycling, swimming, hiking, and so on.) Perhaps most of them could constitute a separate element in the 'Programs' section.

"We have further recommendations to make, however, whose replacement we can pinpoint in the Plan.

Page 10 'Bay Region,' Policy 2:

Add a fifth paragraph:

A regional bikeway system should be developed. The bicycle can provide another alternative to the automobile for initial access at minimal cost, with little adverse effect on the community or open space.

"Page 13 - 'The S.F. Shoreline'- Western Shoreline Plan: The Great Highway:

If this proposal is endorsed, it should include lanes for bicycle traffic that connect with other city routes recommended for bicycle traffic.

"Page 14 - 'The S.F. Shoreline' - Northern Shoreline Plan:

Pedestrian Promenade:

Add to series of subparagraphs following second paragraph:
- A continuous bikeway should connect all the shoreline parks.

"Page 18 - 'Citywide System' - Policy 1: Recreational and Cultural Buildings:

Add a velodrome to the brief list of new indoor recreational facilities needed.

"Page 21 - 'City-Wide System' - Policy 3: Traffic:

Add to third subparagraph:

... One specific way to implement this principle is to close off -- for at least part of the day or week -- a road circuit in Golden Gate Park, for use as a training loop for those who want to train for bicycle racing.

Add a sixth subparagraph:

Provide a city-wide bike-route system for recreational travel to and from parks."

President Newman asked if most European cities have velodromes. Mr. Bisbee replied that most European Cities of any consequence have at least one velodrome; and others, such as Amsterdam, have as many as three velodromes.

Commissioner Fleishhacker asked if other velodromes which have been constructed in the United States have been commercial ventures. Mr. Bisbee replied in the negative, indicating that the velodrome in San Jose is a public facility constructed by the people themselves.

Allan Levy, 1225 Taylor Street, represented Concerned Citizens of Nob Hill. He stated that Nob Hill is one of the most densely populated areas of the City; and he indicated that it is presently served by only two parks, Huntington Square and Lafayette Square. As a result, he felt that it was extremely important that any vacant property in the neighborhood should be preserved as open space. In that regard, he noted that a small parcel of property on Clay Street between Jones and Leavenworth Streets has been vacant for the past 50 years; and, although it is privately owned, he felt that it should be preserved in its present state to accommodate the neighborhood's need for visible and accessible open space.

Terry Covert, also representing Concerned Citizens of Nob Hill, stated that the property to which Mr. Levy had referred, as well as adjacent property which is now the site of the Comstock Apartments, was once owned by the City and had been sold for private development. Development of the property would result in the removal of 50 or 60 trees; and portions of the property would have to be excavated approximately 45 feet to street level, thus causing severe disruption in the neighborhood. He indicated that residents of the neighborhood were extremely concerned about the proposed development and thought that the property should be preserved as open space.

Commissioner Porter noted that the matter of the proposed development of the property located on Clay Street has been calendared for consideration during the Commission's meeting on December 14; and she suggested that further discussion of the matter should be postponed until that time.

Toby Levine and Mrs. Calderan read and presented the following statement which had been prepared by the Planning and Recreation Committees of the Mission Coalition Organization:

"The Mission Coalition Organization, through its Planning and Recreation Committees, approves of the general aims and public review of the 'Improvement Plan for Recreation and Open Space.' The MCO will respond first to the Objectives and Policies of the Improvement Plan and then to the recommended 'Programs' section of the Plan.

1. The MCO fully approves of all the objectives and policies with regard to the Bay Region and the San Francisco shoreline. The MCO Planning and Recreation Committees also endorse the objective and policies of the Citywide System of the Recreation and Park Department. But they also underline the Improvement Plan's statement ('Proposal', p.24) that when Rec.-Park funds are limited, improvements should be made on neighborhood facilities before the Citywide System.

"The MCO is most interested in the objective and policies for Neighborhoods. The objective is admirable; that is: 'provide opportunities for recreation and the enjoyment of open space in every San Francisco neighborhood.'

Policy 1 states: 'Make better use of existing facilities.'

'We agree with the Improvement Plan's statement that the levels of staff, safety, maintenance, access, coordination and information at Recreation and Park neighborhood facilities must be sufficient for their maximum use. In this regard we applaud the approval of Urban Impacted funds from the State for improvement at Mission, Folsom and Rolph playgrounds. MCO thanks the Foremost-McKesson Company for donating \$10,000 towards the City's matching funds used as part of the \$52,000 assigned to improvements at the Mission Playground. MCO hopes to see more private contributions for increasing recreation and park facilities in the Mission.

Other indoor and outdoor facilities in the Mission urgently need repairs and expansion. These items are mentioned in discussion of the 'Programs.'

"To guarantee the continued, improved maintenance of neighborhood Rec.-Park facilities, and increased share of City money and a commensurate portion of General Revenue Sharing funds should go to the seriously overextended Recreation and Park Department.

"Policy 2 states: 'Acquire new park and recreation space to serve San Francisco's residential neighborhood.'

'We urge enactment in 1973 of the proposed San Francisco Open Space Acquisition and Development Fund for the purchase and improvement of new public parks and recreational facilities. The long range fund would generate Federal and State matching grants or be combined with private donations. We particularly agree and urge that the Acquisition Fund be used to purchase property available on the market for parks and mini-parks in the six neediest neighborhoods of San Francisco. MCO especially agrees and emphasizes that the Acquisition Fund may have to be used in conjunction with the Recreation and Park Department's powers of eminent domain to secure new land for recreation and open space in the Mission. The Mission certainly represents one of what the Improvement Plan designates:

"!... the older, more densely populated areas of the City where vacant land is scarce but where existing developments may be deteriorated or obsolete.'

And the Mission has more than its share of 'underutilized, non-residential properties', often in the center of or adjacent to residential areas, which would be ideal for new recreational and park space.

"Policy 3. 'Give priority for recreation improvements to high-need neighborhoods.'

"MCO agrees that the Mission is a 'high-need' neighborhood and that with five other parts of the City it should have the highest priority for receiving regular and extraordinary expenditures of expenditures of the Rec.-Park Department. We approve of the map on p. 23 in the Neighborhoods section of Objectives and Policies which shows the six 'high-need' areas in San Francisco. We request that the map on p. 7, which subdivides these six areas into 'very high priority' and 'high priority', not be republished and that it go on record that this map is based on faulty information. The map is founded on the 'Program Evaluation' done in February, 1971 for the Rec-Park Department by the Planning Research Corporation of Los Angeles. A serious typographical error was made in that evaluation. Garfield Square, one of the two parks in the Mission Model Neighborhood, was said to have 12.925 acres when in fact it is 2.95 acres in size. This large error may have been responsible for the designation of the Mission as a high priority rather than a very high priority area. The figure for Garfield Square must be corrected in all copies of the Program Evaluation circulated in DFW, Rec.-Park and City Planning.

"II. MCO response and additions to the 'Programs' section of the 'Improvement Plan for Recreation and Open Space.'

A. Response of the MCO Planning Committee.

1. Need for Two New Parks in the Mission.

"In view of the great lack of park space in the Mission, especially east of Mission St. and south of 20th MCO wants the City Planning Department to designate two sites for new parks in the Mission. One site would be near the proposed Regal Pale housing site and the other would be near the corner of Treat and 23rd Streets. Both parks would be one of three-quarters of a city block in size. MCO has asked for \$1.5 million from General Revenue - Sharing for Rec.-Park to acquire and develop the park near the Regal Pale site. If those funds are not forthcoming, they will have to come in parts from Rec.-Park, HUD and private donations. A park near the Regal Pale site would help to reduce blight which is one of three reasons that HUD refused 236 housing for that location. The park near 23rd and Treat would provide urgently needed open space in the center of a thickly populated residential area on a site presently occupied by an anomalous industrial use.

2. Rec.-Park Equal Share for the Mission.

"In accord with the Improvement Plan's recognition of the Mission as a 'high-need' neighborhood in rec.-park facilities, MCO states that the proportion of recreational and park space in the Mission must be increased until it equals that of San Francisco as a whole. The Mission contains only 1/2% or 16.2 acres of San Francisco's 3,542 acres of public open and

recreational space. The inequality is especially serious when one considers that the Mission has 7% of San Francisco's total population, 9% of its youth (under 21), 6% of its elderly (over 65), and .29 park-rec. acres per 1,000 persons, the fourth lowest ratio in the City, after South of Market, Chinatown and Central City. Young people need large indoor and outdoor facilities most. In 1970, the Mission had 13,847 people under 21 whereas Central City had 4,193 and South of Market had 1,475.

"City Planning and Rec-Park should press for HUD Neighborhood Facilities grants to improve the maintenance of existing recreational facilities in the Mission. HUD Historic Preservation grants might be obtained for older buildings which house or could house recreational and community services.

3. Industrial Land Review.

"In general MCO feels that City Planning should have a policy of reviewing all sites which become available, by sale or otherwise, in the Northeast Industrial Zone of the Mission, for possible new open space and recreational facilities in conjunction with new housing. MCO wants the review of all available property, not just public land and that requiring demolition.

4. Mission Protected Neighborhood Project.

"The MCO Planning Committee is asking City Planning to include in the Urban Design section of its Work Program for January - June, 1973, a Mission Protected Neighborhood Project. This would entail the redesign, with necking, street furniture and street trees, of parts of Dolores, Guerrero, Valencia, South Van Ness, Harrison, Bryant and possibly Potrero Avenue and the San Jose exit of the Southern Freeway. The redesign would aim to reduce Peninsula commuter traffic which disintegrates the Mission and to increase the livability of the Mission's streets. The designs would be done by planners in the City Planning Department working jointly with the MCO Planning Committee, the Community Maintenance Committee, the Planner of the Mission Housing Development Corporation (MHDC), planners at the Model Cities Agency and in liaison with DPM staff.

"MCO feels that the streets to be redesigned must be indicated on the map of the Mission in the republished 'Programs' section of the 'Improvement Plan for Recreation and Open Space.' Sections of widened sidewalks on these streets will contain mini-plazas, the planting of which will fall in the jurisdiction of Rec.-Park. The Mission Protected Neighborhood Project is of such importance to MCO that it is the only item out of 22 listed here which we have asked to be included in City Planning's Work Program.

5. Mini-Parks.

"At present, the Mission Model Cities Neighborhood has only two mini-parks, one of which is named after Mayor Joseph Alioto. A third one will be built next spring on 24th Street, between Bryant and York. The MCO Planning Committee feels that at least 3 more mini-parks are needed in the Mission, for the large elderly and child population. We would like to discuss the following sites for mini-parks: on the east side of Guerrero between 25th and 26th streets; the southeast corner of South Van Ness and 25th Street (vacant, for sale); the northwest corner of San Carlos and 20th streets (vacant). We request that City Planning propose the above sites for mini-parks on the Mission map in the revised version of 'Programs' of the Improvement Plan. No more funds will be available from HUD or any other source for leasing or buying land for mini-parks in San Francisco. We ask Rec.-Park to search for donations for the above mini-parks in the Mission from private sources, especially the recently formed Friends of Recreation.

6. Garfield Square.

"City Planning suggests improved maintenance at Garfield Square and we agree. DPW and the Department of Public Health should cooperate further with the MCO Community Maintenance Committee to reduce the amount of garbage left on weekends by local residents at Garfield Square. Also, the square needs some additional planting and benches.

7. Bernal Hill Park.

"MCO encourages the Mayor and the Board of Supervisor to expedite the transfer, requested by Rec-Park, of Bernal Hill from DPW to Rec-Park and officially designate it as a park. The transfer proceeding is now in the City Real Estate Department. The Park should have minimal development, with some paths, benches and some vegetation in its lower reaches, in order to maintain its natural beauty. The park needs to be kept clean.

8. Bernal Heights Boulevard.

"Rec.-Park and DPW should consider the closing of the western portion of Bernal Heights Boulevard to motor vehicle traffic (west from Folsom around to Ellsworth). The existing road-bed could be left in place to accommodate both pedestrians and bicyclists.

9. Precita Park.

"The official name of Bernal Park should be changed to Precita Park since that is what all local people call it. The MCO Planning Committee endorses and wants to see fulfillment of the Improvement Plan's suggestions for upgrading the planting sitting areas, lighting, play equipment and staff at Precita Park.

10. Mission Link to Waterfront Recreation Areas.

"MCO endorses the use of any funds forthcoming for the Bicentennial of 1976 to develop more waterfront parks and improve public access at all points along the City's shoreline, on the condition that the improvements include a transit link between the waterfront and the Mission. We feel that the four shoreline recreation areas, proposed in the Improvement Plan, are too small to be sufficient aesthetic and recreational contributions to San Francisco and should be enlarged.

11. Improved Community Maintenance.

"DFW should work further with the Community Maintenance Committee and Mr. Joe Del Carlo to alleviate the garbage problem in the Mission Area by either providing more receptacles in the area or by hiring more custodians to clean the streets.

12. School Construction Bond.

"MCO wants to be consulted by the Unified School District on the possible bond for new school construction, as it effects the Mission. The MCO committees are especially interested in the Improvement Plan's suggestion that new community recreational facilities be included in the new schools. A school, located in the lower two or three blocks of the Northeast Industrial Zone of the Mission could both provide urgently needed community facilities for the adjacent residential area south of 20th Street and also place a beneficial use on industrial land which becomes available.

B. Response of the Recreation Committee.

"The Recreation Committee is glad to see that \$70,000 from Model Cities have been granted for improved equipment and facilities at the Centro Latino gymnasium. The Committee thanks the Rec-Park Department for agreeing to take the gymnasium under its jurisdiction. However, the Recreation Committee feels that the following items are urgently needed improvements and additions to the Mission's recreational facilities.

"1. City Planning informs us that \$80,000 from Urban Impacted Funds are pledged to building a soccer field, of less than regulation size, on Franklin Square. A children's play area will hopefully be built at the side of Franklin Square, with \$20,000 or \$30,000 from the HUD Open Space program. MCO repeats that the construction of a soccer field on Franklin Square will remain the first recreational priority of MCO until it is completed.

"2. New Gymnasium.

The Improvement Plan recommends the construction of a new large indoor gymnasium in the Mission. MCO fully backs this proposal and wants the

Rec.-Park Department to start in 1973, in cooperation with the MCO Recreation Committee, a site search, design and funding program for this gymnasium. The gym would have skilled, Spanish-speaking directors and facilities for basketball, arts and crafts, community meetings and other indoor sports. The gym should be located as close as possible to the highest concentration of under-privileged youth in the Mission, which is east of Mission Street and south of 20th. The Recreation committee is agreeable to Rec-Park finding a building which could be remodeled as a gymnasium, rather than construct a new building.

"3. Expanded Public Use of the Armory.

The Improvement Plan mentions possible expanded public use of the National Guard Armory at Mission and 14th Streets. The MCO Recreational and Planning Committees wholeheartedly take up the City Planning Department on this proposal. The Armory contains many spaces among which are a boxing training room, a billiards room, a swimming pool unfortunately filled with concrete, a wood-panelled meeting room and rooms which could contain bowling alleys, pingpong tables and game rooms. At present only the boxing room is open to the public, with weekly lessons given by the Police Athletic League to neighborhood youths. Other rooms might contain community services such as for education and child-care. The huge drill room, with one acre of floor space, could contain several basketball courts, perhaps two tennis courts, and at times, community dancing. City Planning has made the suggestion; now MCO wants to see City Planning and Rec.-Park negotiate with the State, which owns the Armory to obtain the above recreational facilities for a multi-purpose community center, with recreation as its major component.

"4. John O'Connell Gymnasium.

As suggested in the Improvement Plan, the gymnasium at John O'Connell School should be open more, that is on weekends. MCO would like to work with Rec-Park and the School District to obtain staff for the gym on weekends.

"5. Boy's Clubs in the Mission.

The City should consider helping support the San Francisco Boy's Clubs at Guerrero and 20th Streets (Columbia Park) and at Alabama and 21st which are heavily used, underequipped, and seriously in need of repair, Rec.-Park should consider that it will cost less to aid these Boy's Clubs than to build space to replace their capacities which are urgently needed in the Mission.

"MCO will pressure UBAC (United Bay Area Crusade), which runs the Boy's Clubs, to improve maintenance. However, it seems that UBAC will not move in that direction now and it is to Rec-Park's advantage that the facilities not disintegrate completely.

"6. Rolph Playground.

It should be buffered by landscaping from Potrero Avenue and Army Street.

"7. Silver Terrace Playfield.

The Silver Terrace baseball field is important to MCO because the Confederation de Deportes Latinoamericanos (Confederation of Latin American Sports) from the Mission, plays there every weekend. The baths at Silver Terrace are closed and the showers do not work. Also the playfield turf needs improvement. The Confederation, is in serious need of more baseball equipment, four umpires, and a recreational leader in order to form new teams for school-age children. The MCO Recreation Committee asks that the Rec-Park Department provide the urgently needed recreational equipment and staff. Also the Confederation needs a place for youths to play basketball and wants the Rec-Park Department to arrange such facilities.

"8. Portable Rec-Park Equipment.

The Improvement Plan mentions the need for more portable play equipment in the six high-need neighborhoods. MCO agrees and wants to see more portable play equipment in the Mission. We support, but not as a high priority, Rec-Park's proposal to purchase a zoomobile which would take animals to neighborhoods, for people to see.

"9. Rec.-Park Supervisors and Instructors.

Supervisors and instructors at Rec.-Park facilities in the Mission should be Spanish-speaking and preferably residents of the district. MCO agrees with the Improvement Plan that changes should be made in Civil Service regulations to give Rec.-Park more flexibility in hiring.

"10. MCO and Rec-Park - USD Coordinating Committee.

The coordinating committee of Rec-Park and the Unified School District, mentioned in the Improvement Plan, was established about a year ago. MCO wants the committee meetings public and the schedule published. An MCO representative would attend the meetings and offer suggestions on improved use of recreational facilities in public schools of the Mission. MCO especially wants to be consulted on the future uses of the Marshall School which is for sale and of other schools in the Mission which will be vacated because of the earthquake requirements.

III. Summary.

"The above items dealing directly with physical improvements must be included in a republished version of the 'Programs' section of the 'Improvement Plan for Recreation and Open Space.' The map of the Mission in that republication should indicate the locations of the following physical improvements:

The new park near the Regal Pale site and the part at 23rd and Treat streets; the three new mini-parks; the soccer field at Franklin Square; the new gymnasium; the eight streets to be redesigned; and the Mission Street Armory as a future recreational facility. In a year from now, MCO will want to review and scrutinize with the Recreation and Park Department and the City Planning Department, which of the above policies and items have been fulfilled or are in the process of being fulfilled and which have not been undertaken.

"MCO realizes that all City agencies related to the Improvement Plan, for Recreation and Open Space, especially City Planning, the Recreation and Park Department, the Department of Public Works, Unified School District and the Board of Supervisors, will protest strongly that there are not nearly enough funds to accomplish the necessities stated above. However, MCO does not believe that one gets what one really needs, in recreation and open space, or any other area, by falling back and merely sympathizing with the under-funded departments. To the contrary, MCO feels that it must push the agencies all the more persistently, so that they and the Mayor will press the State and Federal governments with even more force. Citizens must protest loudly to get the Government to take several billions from the \$75 billion Defense budget and add it to the comparatively meager \$9 billion which HUD will receive in 1973 and the \$30 billion which will go to General Revenue-Sharing in the next five years. Undoubtedly these increases could work wonders in making the centers of our cities more livable.

"The Mission Coalition Organization wants to see sizable physical improvements in recreation and park facilities in the Mission District, one of the last blighted areas of San Francisco, famous throughout the world as one of America's most beautiful cities."

John Elberling, representing the Inner Sunset Action Committee (ISAC), stated that the report which would be submitted by his organization would make the following points:

1. Opposition to the undergrounding of Kezar Drive.
2. Support of Department of City Planning's proposal to limit construction of non-recreational buildings in Golden Gate Park.
3. Removal of the Kezar Stadium parking lot and return of the property to green open space.
4. Support of proposals to limit further parking lots in Golden Gate Park.
5. Support staff recommendation for redesign of Kezar Stadium.
6. Support of staff proposals to increase accessibility to Golden Gate Park for all citizens.

7. Recommend development of a public park along the east side of Seventh Avenue south of Lincoln Way on property which is presently open space.
8. Support policy of preserving existing open space for all time.
9. Recommend use of site formerly occupied by nurses residence at the University of California Medical Center for open space.
10. Recommend policy that no additional structures be allowed to violate existing open space on Mount Sutro.
11. Support proposal for acquisition of Golden Gate Heights Park.
12. Express alarm at proposal to locate a waste water treatment facility on open space at Fort Funston.

Sherry Thorpe, representing the Filipino-American Association and the Brothers and Sisters United of Bernal Heights, expressed concern about the fact the Mobil Oil Company intends to develop an open sand lot which exists in back of one of its service stations in the South of Market area.

Kenneth Hunter, Chairman of the Recreation and Park Committee of San Francisco Tomorrow, felt that San Francisco must respond to the needs of its crowded inner-city neighborhoods and that it must establish City-wide park standards to match those of Paris and London as opposed to those of Cleveland and Atlanta. The main concern which his committee had regarding the plan which had been prepared by the staff of the Department of City Planning was that it be acted upon in a positive way; and, in view of the fact that establishment of a Golden Gate National Recreation Area has now been achieved, he felt that the people who were involved in that effort should direct their energies to turning the Recreation and Open Space Plan into reality. At the same time, he felt that the Commission should lend its endorsement and support to the Golden Gate National Recreation Area and that it should work towards the transfer of other parcels of property, particularly in the Presidio, to the Department of the Interior. He felt that the staff proposals for the waterfront were quite good; however, he felt that hotel and office uses should be designated as "prohibited" rather than "restricted". He also suggested that maps and text in the staff report be amended to reflect recognition of Federal plans for that area and to discourage the hope held by some that Galileo High School can be reconstructed on that property. He remarked that the Hunter's Point Naval Shipyard may become surplus to the Federal government's needs at some future date; and, as a result, he felt that the staff report should look into the recreational and space potential offered by that property. The proposal for the remainder of the South Bayshore waterfront, which had been formulated with citizen participation, seemed to be quite good. He noted that an article had appeared in a recent edition of the San Francisco Examiner reporting on citizen plans for construction of a hillside park in Eureka Valley; and he felt that the results were instructive insofar as they demonstrated how hilltop parks can be used for purposes other than mere enjoyment of views. While other hilltop parks had been recommended in the staff report, he wondered why the top of Mount Sutro had been omitted. The Balboa Reservoir seemed to him to offer a recreational opportunity which had not been mentioned by the staff of the Department of City Planning; and he felt that

consideration should be given to the feasibility of capping it with a two-level structure, the first level to be used for parking of automobiles and the second level, above the parking, be used for a playing field. By the same token, he felt that more emphasis should be given to public recreational use of school grounds which are usually fenced off and inaccessible except during school hours. He stated that San Francisco Tomorrow has been looking into possibilities for use of a playground located at a particular school; and, depending upon the results of that project, they might have more positive suggestions to make regarding use of school yards for recreational purposes in the future. In conclusion, he stated that the members of his committee do recognize and appreciate the need for recreational facilities as well as for open space.

Commissioner Mellon asked Mr. Hunter if he was suggesting that the Navy should abandon the Hunter's Point Naval Shipyard. Mr. Hunter replied in the negative. He remarked, however, that the newspapers have occasionally carried stories suggesting that there is a possibility that the Navy might abandon the facility; and he believed that the City should have plans for development of the property in case such a decision should be made in the future. He did not intend to suggest that the entire area should be designated for park use since such a proposal would obviously not be economically realistic; however, he felt that the property should be examined to determine its possible potential for recreational facilities or open space use.

Commissioner Mellon stated that the Hunter's Point Naval Shipyard, unlike the shipyard at Vallejo, is a deep-water facility; and he emphasized that the shipyard provides the largest single payroll in San Francisco. Whenever the issue of abandonment of the facility had been raised, the community had expressed almost unanimous support for retention of the shipyard; and he wanted the record to show whether or not Mr. Hunter was advocating abandonment of the facility. Mr. Hunter stated that he did not advocate abandonment of the shipyard; however, he felt that the City should be prepared in case the Federal government should decide to close the facility.

Edwin Dunn, President of the Haight-Ashbury Neighborhood Council (HANC), read and submitted the following prepared statement:

"The Haight-Ashbury Neighborhood Council wishes to make known once again its opposition to the recommended undergrounding of Kezar Drive in the Improvement Plan for Recreation and Open Space. We oppose such a recommendation for the following reasons:

"1. The recommendation calls for an underground tunnel to accommodate the automobile traffic on Oak and Fell Streets. HANC believes that the construction of such a facility will not discourage the use of automobiles in the City, which is what we would like to see.

"2. Such a project would involve a major construction effort and a huge expenditures of funds which could better be used for improving our public transportation system.

"3. There are less expensive alternatives to the problem of traffic on Kezar Drive interfering with Golden Gate Park. There already exists

a pedestrian tunnel under Kezar Drive. Perhaps an overhead pedestrian archway could be constructed at the intersection of John F. Kennedy Drive and Kezar Drive.

"4. HANC is justifiably concerned that the undergrounding of Kezar Drive (involving the construction of an 8-lane 'highway' facility if it is to accommodate Oak and Fell traffic) would create pressure for a Panhandle Freeway which HANC emphatically opposed in the early 1960's.

"5. HANC feels that the recommended undergrounding, and its attendant recommendations (that non-Park related facilities such as Park Police Station and Park Emergency Hospital should be phased out at their present locations) are not in the best interest of the residents of the Haight and users of the Park.

"Now let me address myself to issues which are more local in nature. I strongly support the suggestion made at your last hearing that specific proposals for recreation facilities be a result of recommendations made by the people living in that neighborhood.

"I am opposed to the removal of any existing housing stock to provide for additional open space. Your Department is painfully aware of the housing shortage in San Francisco.

"I would propose that the City needs to make better use of the open space we currently have. The involvement of residents in the developing of programs for their neighborhoods might help alleviate some of the vandalism problems. Further, I would suggest that the Mayor's Office of Aging be asked to investigate the possibility of obtaining federal money through the Retired Senior Volunteer Program (RSVP) to involve some of our older citizens in the recreation programs throughout the City.

"As a back-up to better utilization of our park land I would reiterate that open space and the automobile are incompatible. I would strongly support all efforts to remove through traffic from Golden Gate Park. Furthermore, based on the success of the Sunday closing of John F. Kennedy Drive, I would suggest that the closure be extended to Saturday as well.

"Even in the best of all possible worlds we cannot usually achieve each and every goal we establish for ourselves. In terms of money for open space, this is definitely not the best of all possible worlds. Therefore, I strongly urge that you establish some priorities within the various recommendations made. My own feelings in that connection would be that the acquisition of the few remaining hilltop sites should have first priority with the acquisition of land in areas depleted of open space a close second."

Rena McCauley, a member of the Haight-Ashbury Neighborhood Council, again emphasized that the members of her organization were very much opposed to the staff proposal for the undergrounding of Kezar Drive. She also remarked that the staff report, which was prepared before the passage of proposition 'K' on the November ballot, had indicated the removal of Park Police Station and Park Emergency Hospital; and she felt that it was odd that the staff had formulated its recommendation for removal of those facilities before the voters had had an opportunity to express themselves on the issue. If the staff had recommended the removal of the buildings "in the name of ecology", she wondered why new buildings are now being constructed in the Park at a time when sufficient money is not available to maintain the existing buildings. She also questioned the wisdom of proposing new parks when existing parks are not being maintained as they should be; and she wondered if the hysteria for more parks might have something to do with matching Federal funds. She urged that proper maintenance attention be given to existing parks before new parks are developed.

Virginia Fusco, representing the Marina Civic Improvement and Property Owners Association, stated that residents of the Marina district are guarding every parcel of public land in their neighborhood; and she indicated that they were concerned about the rumor that Galileo High School might be relocated to Fort Mason. She stated that the existing Galileo High School, which was not yet built when the Marina District was developed, occupies two entire city blocks and has close access to open space and recreational facilities. The population of San Francisco is decreasing; and, under the circumstances, she saw no logic in constructing a new school on Fort Mason which would block views of the bay, especially when the sole purpose of a school is to study and learn. She stated that the members of her organization wish to have Fort Mason retained as permanent open space.

Robert Katz, representing the Telegraph Hill Dwellers, stated that he was in agreement with the staff's policy statement calling for retention of shipping activities on Piers 19 to 35; but he did feel that some open spaces should be provided in that area. He was disturbed by the fact that no policies had been formulated for Piers 1 through 9 where shipping activities should be removed; and he wanted the record to continue to show his opposition to projects such as the U.S. Steel Building and Ferry Park Plaza in that area. The plan which had been prepared by the staff showed only a thin strip of open space along the northern waterfront; and he felt that more open space should be indicated in that area. He suggested that special effort should be made to set aside open space now in areas where shipping has already been removed. He advised the Commission that Telegraph Hill has a number of alleys which are absolutely necessary contributors to the open space in the neighborhood; and he indicated that he was always worried about the possibility that some of those alleys might be vacated. As a solution to the problem, he urged that some of the streets and alleys on Telegraph Hill which have been mapped but not developed be designated as permanent open space. He asked if the Improvement Plan for Recreation and Open Space had recognized the importance of assuring that sunlight will reach public open spaces; and, if not, he felt that the plan should be amended in that regard.

Michael Painter, representing the San Francisco Planning and Urban Renewal Association (SPUR), summarized and submitted the following prepared statement:

"The Improvement Plan for Recreation and Open Space is a good beginning to a plan which may give valuable direction and inspiration to vital areas of urban livability. In order to more completely fulfill this potential, the plan should be returned to staff for additional work. Particularly needed are extensive modifications to explicitly relate to important proposals of the Urban Design Plan, and the establishment of a specific implementation program. Adoption of the plan should be delayed pending full opportunity for public participation.

"San Francisco's Comprehensive Policies Plan, meant to replace our long outdated Master Plan, is being produced section by section. This Improvement Plan is the fourth in a series of eight: Residence, Urban Design and Transportation have already been adopted, and Economic Development, Education, Environmental Quality and Community Services are yet to come.

"However, like its predecessor plans, the Improvement Plan for Recreation and Open Space is not proposed for adoption by the City's elected policy-makers, the Board of Supervisors. As SPUR has said frequently in the past, until San Francisco's plans are discussed, debated, modified, and adopted by the legislative body, these plans are unlikely to play an influential role in directing the City's budgetary and development decisions.

"The Improvement Plan for Recreation and Open Space is a most important public document. Particularly significant is the emphasis placed upon the interdependence of the central city and the larger Bay Area. This emphasis - and indeed, the specific call for the establishment of a regional open space agency - are unique and progressive steps for San Francisco to take toward the conscious public realization that we are all regional citizens, and we must act in concert to achieve common goals.

"Especially excellent and valuable is the separate brochure on programs, which is unfortunately not proposed for adoption as part of the Plan itself. Many policies included within this section relating to the Crystal Springs Watershed, the Golden Gate National Recreation Area, the eastern waterfront and the neighborhoods are more useful and important than some of the general statements within the Plan section. The Planning Commission should seriously consider elevating most of these helpful, directive policies to a "formally adopted" status.

"Also worthy of special mention is the proposed policy to prohibit the construction of new recreation and cultural facilities on most existing park land. Open space in the City is too precious to be used even for recreation facilities - the Senior Center in Golden Gate Park is a negative example here - and land acquisition should be a part of any new construction program.

"Among the many positive aspects of this new Plan are two very important proposals relating to the City's shoreline. One of these is the establishment of a shoreline zone, broader than BCDC's limited jurisdiction, but within which the City would impose BCDC-like development criteria, and the second is the proposed establishment of an Open Space Acquisition and Development Fund. This new fund - which would require a Charter amendment - would generate about \$200,000 in local matching funds for each penny on the property tax rate. The money would be used for the purchase and improvement of shoreline parks, in time for the celebration of the Bicentennial, only four years away.

"However, SPUR's praise does not imply a blanket endorsement of the Plan's proposals. The remainder of this paper is devoted to our suggestions for rather extensive changes and additional work prior to formal adoption of the Improvement Plan for Recreation and Open Space.

"The Urban Design Plan diagrams a number of fundamental principles for neighborhood environments, open space, connections between open areas and the importance of creating a balance between neighborhood use spaces and automobile circulation patterns. These elements of the Urban Design Plan have a great impact upon the Recreation and Open Space Plan, but are virtually unmentioned in the latter plan. The connection between these two elements of the Comprehensive Plan should be much more explicit and detailed. This is particularly important in the case of the protected residential area concept, since the principal recreation resource for most San Franciscans is the street space on their block.

"The Plan for Recreation and Open Space should state as an ultimate but nonetheless realistic goal that each residential block of the City be connected to, or contain within itself, some sort of recreation space or City-owned or maintained green space. Since available land for new recreation space (and the funds to purchase the land) are in short supply, the City should direct its efforts to land which it already owns.

"The largest inventory of City-owned land is not its recreation and open space inventory (some 15% of the land area) but the City's street rights-of-way. The City's streets comprise over 20% of the area of the City. The Plan should clearly demonstrate that both recreation goals and neighborhood design goals would be furthered by implementation of the protected residential area concept.

"The central area of many residential blocks are unused and subdivided by rear yard fencing. Federal funds should be sought to select several key blocks for intensive design with citizen participation, leading hopefully to the actual creation of interior park areas for use of all block residents. As SPUR suggested in our review of the Urban Design Plan, the use of the City's credit - through the establishment of mini-assessment districts - may make such projects financially feasible for the first time.

"This mid-block concept will be an important means of overcoming the severe impediment which may prevent the realization of the protected residential area plan. In order to protect most streets from the effects of through traffic, it will be necessary to concentrate traffic on specific streets and avenues - and everyone who lives along such a street would violently oppose its designation as a through artery. On these streets especially, development of rear yard parks will be important - perhaps even essential - to the implementation of the entire protected residential area concept.

"The separate document which accompanies the Plan, entitled "Programs Recommended for Carrying Out the Improvement Plan for Recreation and Open Space" is, as mentioned earlier, an excellent one. Much of it should be included with the formally adopted plan. However, this report is to a large extent mistitled; its subject matter deals primarily with objectives, goals and policies of a specific nature rather than with implementation. Nowhere does the proposed plan outline the costs of the projects needed to carry it out. Projects are not arranged in a scheduled program of accomplishment, nor is responsibility assigned to the various agencies who should undertake the planned efforts.

"This lack of a relatively specific implementation program creates two difficulties: first, without a clear understanding of the costs and level of difficulty of achieving the plan, any commitment to it is tenuous at best. When the going gets tough, many will abandon the plan's principles because they may not have realized in advance their implications. Second, the gap between goals and action becomes too great, particularly when the Plan's realization will depend upon the initiative of others. Any plan without a specific, time-phased action program which assigns responsibility for carrying it out is likely to join the ranks of unimplemented plans.

"It should be established as City policy that there is to be no new construction in the Presidio which is not on a one-for-one demolition basis of an existing structure of similar size, no new construction which significantly expands the Army's activities in the Presidio, and no new construction of facilities which are not complementary to the park-like objective of the Presidio and for which there is no compelling need for existence within the Presidio.

"Of the areas designated as open space on the Presidio, one of the most crucial is the area between Fort Point and the Marina Green. Many existing and proposed buildings along the northern shoreline are not shown on the map included in the Improvement Plan for Recreation and Open Space. Future linkage of Crissy Field and the Marina Green would be prevented by a Presidio 'Chinese wall' of structures proposed for the eastern end of the airfield. (See SPUR Report on the Presidio Master Plan, June 1972). The Plan's maps

and policy statements should make it clear that the City opposes insensitive proposed Presidio construction in this critical area.

"Objective II of the proposed Plan reads 'Maintain an unbroken stretch of natural public open space from Fort Funston to the eastern edge of the Presidio.' This should be modified to read '....from Fort Funston through the Presidio to the Hyde Street Pier.' The continuity of this entire northern stretch of Bay shoreline - included within the Golden Gate National Recreation Area - should be protected. The Plan should call for the removal of the Crissy airstrip as an obviously incompatible use.

"SPUR opposes the suggestion in this proposed Plan that part of Fort Mason (again, in the GG NRA) be used for educational purposes. The whole Fort should be green on the map, and City policy should support the open space/recreational use of the entire property. However, it would be quite appropriate for Galileo High School's open playing fields to be located on Fort Mason, provided they would be open to the public during non-school hours, and provided no appurtenant buildings were built on the Fort.

"The Plan's proposal for isolated 'beads' of open space on the eastern shoreline - while a major step forward - may possibly be lost in the midst of overwhelmingly chaotic industrial surroundings. What is needed is a simple plan to link the separate parks visually with a continuous 'string' of landscaping from the Embarcadero southward along the streets bordering the open spaces. This plan should include street trees, lighting, a protected bike path and walkway, and other conveniences. The industries along this path should be encouraged by specific plan policies to upgrade, wash-up and paint their buildings. Unused and dilapidated shacks and sheds should be removed by the Port to facilitate the creation of views to the water.

"Despite SPUR's energetic action to the contrary, illegal unplanned fill continues in the Candlestick Point and Cove and India Basin areas, possibly complicating and adding to costs of shoreline recreation plan realization. Waste cement dumped at India Basin, and building debris and excavation surcharging at Candlestick Point and Cove are examples. There is no existing formally-stated City policy which would help in bringing action to halt such practices, and this Plan should fill the breach.

"SPUR has long encouraged the development of a new Master Plan for Golden Gate Park with the elimination of surface traffic and parking within the Park wherever possible in order to create a more open feeling, with more green space readily available. The Improvement Plan for Recreation and Open Space should specifically illustrate the need for a Golden Gate Park plan, and perhaps should include such a plan within itself. In addition to weighing changes proposed in the concourse area (including

solving the parking problem) such a new plan should concentrate on making the Park more responsive to the unmet needs of the park-poor Sunset and Richmond districts.

"New York's Central Park responds to the neighborhoods adjoining it by providing children's play areas and more inviting walkways to lead people into the Park. When Golden Gate Park was first designed, though, there were sand dunes on either side of the Park; dense tree-planted areas were established to keep out drifting sands and to protect the center of the Park. As a result, Golden Gate Park 'turns its back' on the adjacent residential neighborhoods, and provides no neighborhood facilities. While maintaining a natural, woodsy feeling, the Park can still be much more responsive to the needs of the Bay Area as well as neighborhoods which adjoin it. Much of the undergrowth along Lincoln and Fulton should be cleared out and replaced by carefully planned lawns and neighborhood facilities.

"It is essential that the City provide parks and recreation programs: it is equally important to provide the means for people to get to the parks in order to use them. The legislation which established the Golden Gate National Recreation Area recognized this fact by calling for the preparation of a study to develop transportation systems to and within the new national park. Many of the recreational sites identified or proposed in the Improvement Plan for Recreation and Open Space are not adequately served by public transit: the Presidio, Candlestick Cove, McLaren Park and Crystal Springs Watershed are prime examples. Since the Improvement Plan for Transportation contained no policy statements dealing with access to recreation, it is doubly important for additional policies to be added to the Improvement Plan for Recreation and Open Space to cover this issue.

"Pleasure driving, hiking, and especially biking are recreational activities in themselves - the Improvement Plan for Recreation and Open Space should be enlarged to give specific attention to these needs as well.

"While SPUR has in the past largely confined its criticisms and suggestions to the content of proposed plans, 'citizen review' of this and related reports has been hindered by the unavailability of printed copies. Criticism has in the past been voiced that citizens were unable to obtain sufficient copies of a proposed plan been voiced that citizens were unable to obtain sufficient copies of a proposed plan to permit rational examination by a committee in which more than a few participate. The response of the Department of City Planning has been that publishing funds are insufficient. Yet less costly printing methods, had they been used for the Improvement Plan for Recreation and Open Space, could have produced many more copies. For example, the Planning Department printed 1,000 copies of this Plan for a total bill of \$4,400. Using newsprint paper and a high-speed press, however, it would have been possible to reproduce 5,000 copies of the same report - colors and all - for only \$1,250. The California Tomorrow Plan and Marin County's recent effort are evidence that graphic

quality is not necessarily sacrificed by lower-cost printing techniques.

"The unavailability of plans may indeed result in citizens and groups who do not react to plans because of complete lack of knowledge of their existence. Widespread citizen interest in planning must be cultivated; indeed, 'sold' is not too strong a word. Therefore, extensive distribution of copies is essential if San Francisco's Comprehensive Policies Plan is to be recognized, understood, and respected.

"These points are of particular importance in this case, since direct citizen participation thus far in the development of the Plan has been unusually weak. No neighborhood meetings were known to have been held, and major groups such as the Sierra Club were totally left out of the process. Because this has been the situation, formal adoption of the Improvement Plan for Recreation and Open Space should be delayed longer than usual to permit a more effective and meaningful plan to be developed through more widespread public awareness of its importance.

"The City Planning Commission should compliment its staff for a good job well begun; however, the Improvement Plan for Recreation and Open Space should not be considered for formal adoption until extensive additions are made. This additional staff work should be directed primarily toward the production of a specific implementation program and toward developing a clear correlation between the neighborhood improvement goals of this Plan and the Urban Design Plan."

Jack Montgomery, 259 Bright Street, stated that OMI, his neighborhood organization, had not received a copy of the Improvement Plan for Recreation and Open Space. If a copy of the Plan could be made available to them, they would prepare oral or written comments for presentation to the Commission. He stated that he was particularly concerned that high priority be given to the recreation and open space needs of his area.

Dorothy Erskine, representing People for Open Space, read and submitted the following prepared statement:

"People for Open Space is a Bay Region conservation group. We welcome this opportunity to appear before you in the review process of your new Recreation and Open Space Plan.

"We commend Director Allan Jacobs and his staff for this excellent and spirited addition to our San Francisco General Plan. It's great!

"One of the most audacious and amazing characteristics of this Plan is that it can talk about Open Space for a completely urbanized peninsula, densely packed with people! And suddenly by sheer innovative thinking, we realize we can create Open Space even here. Better use of our public streets; trying out interior block space for play parks through mini-districts and mandatory tree-planting....

"It is exciting to realize the possibilities in Bay shoreline parks like Crissy Field, India Basin, Candlestick Cove; the immediate use of absolute piers for fishing. Imagine catching your own fish dinner!

"But my pitch is emphasis on the proposal in the Plan for a Regional Open Space Agency whose responsibility it would be to see this Plan implemented and the funds from a special source of revenue to do it with. Money! First and foremost we need money if this Plan is to be accomplished and it will never happen in the old way of thinking where parks are considered a luxury which no one can afford and last on any list. Times have changed. If our cities are to remain livable, we must have space. People are waking up to this as never before. It's our survival. Look at what happened in the last election. Two Bay Area Counties, - Marin and Santa Clara, -by the process of the Initiative, created for the first time in the United States,-Open Space Agencies.

"These new Open Space Agencies have the right of eminent domain and the right to tax 10¢ on \$100 valuation. These counties have a thousand times more Open Space than San Francisco but the people there are worried. If Open Space goes, quality of life goes. They voted to pay for it.

"In addition San Mateo County voted to give priority to Parks and Open Space in their expenditures,-again 10¢ on \$100 valuation. They did not vote a tax increase but they voted that their first spending should go to parks. That's something!

"If citizens north and south of us do this, shouldn't we consider that we have an enormous stake in Open Space here in San Francisco? Haven't we been losing population steadily? Why?

"I think that the time has come to back up this Plan by doing something new,-by supporting,- if possible,- a Regional Open Space Agency, with definite authority and a definite source of funds like a Land Purchase Tax, to pay for the changes that need to be made in our neighborhoods and Bay shore.

"If that is not feasible, then we ought to care as much for our county as the people of Santa Clara and Marin do for theirs. We must strike for a special source of funds and a special department with the responsibility to do this job. It would create jobs, incidently and generate hope and enthusiasm throughout San Francisco. I think we are ready!"

Commissioner Mellon felt that the implication of Mrs. Erskine's statement was that San Francisco has not done much to provide open space. Yet, San Francisco has granted under Federal easement in perpetuity 22,000 acres of land in San Mateo County for open space and watershed; and, at the same time, it is preserving an additional 35,000 acres of open space in Santa Clara and Alameda Counties. Furthermore, the City pays taxes on all of that property. Under the circumstances, he felt that no other city is doing more than San Francisco to contribute to the availability of open space.

Mrs. Erskine stated that her suggestion was that San Francisco should cooperate in the establishment of a regional fund for acquisition of regional open space.

Commissioner Porter saluted Mrs. Erskine as a champion of open space; and she indicated that she was impressed by the fact that Mrs. Erskine was the first speaker to come before the Commission with a realization that money will be needed to implement new open space programs.

Harold Sellman, 1550 - 9th Avenue, complained that a disproportionate amount of space along Ocean Beach has been allocated to the automobile at the expense of pedestrian amenity; and he indicated that the natural open space character of the area has been damaged because the sand dunes have been allowed to erode.

The Director stated that he wished to reply to some of the remarks that had been made by members of the public during the course of the hearing. In response to the comments made by Mr. Sellman, he remarked that the staff's proposal for redesign of the Great Highway would reduce by approximately 50% the amount of space allocated to automobiles in that area; and, while the scale of the maps in the report had been too small to indicate a footpath along Ocean Beach in a meaningful way, the staff was in agreement that such a footpath should be provided. He agreed with Mrs. Erskine that funding will be the key to any new open space acquisition. With regard to the issues raised in the SPUR statement, he stated that the staff of the Department of City Planning had related the proposals in the Improvement Plan for Recreation and Open Space to the principles and policies contained in the Urban Design Plan; however, in the interest of economy, principles and policies already to be found in the Urban Design Plan had not been reprinted in the Recreation and Open Space Plan. SPUR had also urged adoption of the program section of the staff report; and, while he felt that such approval would be almost impossible to accomplish, he indicated that he would recommend to the City Planning Commission that it endorse the program section of the report. In reply to the question raised by Mr. Katz, the Director stated that policies and principles for the protection of alleys as open space, while not reflected in the Improvement Plan for Recreation and Open Space, are to be found in the Urban Design Plan; and he indicated that one of the items in the Department's work program is to prepare a street vacation ordinance to implement those policies and principles. He stated that the issue of sunlight for parks had not been covered in the Improvement Plan for Recreation and Open Space; however, the suggestion made by Mr. Katz in that regard would be given consideration by the staff. While Miss Fusco had expressed concern about the future of Fort Mason, the Director remarked that the issue of development in Fort Mason was largely determined by inclusion of that property in the Golden Gate National Recreation Area. The Director stated that the staff of the Department of City Planning would continue to review the issue of the undergrounding of Kezar Drive to which representatives of ISAC and HANC had expressed opposition. Like Mr. Hunter, the staff of the Department of City Planning had considered the possibility of developing air space over the Balboa Reservoir for recreational activities; however, in view of the fact that the reservoir is located in an area which already has a great deal of open space, they had felt that any money which might be available could be better spent elsewhere. He agreed with Mr. Hunter that

greater use should be made of recreational facilities on school playgrounds. The Director stated that the staff would give thorough consideration to the statements made by the representatives of the Mission Coalition Organization. In response to a couple of the comments made in their submission, however, he noted that transfer of jurisdiction over Bernal Heights Park to the Recreation and Park Commission is presently in the hands of the Real Estate Department; and he observed that HUD's refusal to allocate funds for housing in the Mission District because sufficient open space is not available was probably nothing more than "Federal games playing." The staff would also give consideration to the details of the excellent presentation which had been made by the Central City Coalition. In conclusion, he stated that he disagreed with speakers who had contended that Nob Hill has high priority need for additional open space.

At 10:20 P.M. President Newman adjourned the meeting until the Commission's regular meeting on January 11, at 3:00 P.M. in Room 282, City Hall.

Respectfully submitted,

Lynn E. Pio
Secretary

ABJ

SAN FRANCISCO
CITY PLANNING COMMISSION

Minutes of the Regular Meeting held Thursday, December 14, 1972.

The City Planning Commission met pursuant to notice on Thursday, December 14, 1972, at 2:00 P.M. at 100 Larkin Street.

PRESENT: Walter S. Newman, President; Mrs. Charles B. Porter, Vice-President; John C. Farrell, Mortimer Fleishhacker, Thomas J. Mellon, John Ritchie and Hector E. Rueda, members of the City Planning Commission.

ABSENT: None.

The staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator); Robert Passmore, Planner V (Zoning); Peter Svirsky, Planner V (Zoning); Alec Bash, Planner II; Alan Lubliner, Planner II; Russell Watson, Planner I; and Lynn E. Pio, Secretary.

Ralph Craib represented the San Francisco Chronicle; George Rhodes represented the San Francisco Examiner.

CURRENT MATTERS

"Allan B. Jacobs, Director of Planning, announced that the Sierra Club has withdrawn its suit against Playland in which the City Planning Commission was listed as a respondent.

"The Director reported that the Commission had been listed as a respondent in a petition to the State Superior Court to stay the issuance by the City of a building permit to build a 3-floor over parking garage building with six dwelling units at 241 Telegraph Hill Boulevard. This petition, filed by a neighboring property owner, claims that an Environmental Impact Report should have been prepared for the project.

"The Director advised the Commission that San Francisco Tomorrow had filed an appeal concerning negative environmental impact determination by the staff of the Department of City Planning for six projects. These matters will be calendared for consideration during the Commission's meeting on December 21.

"The Director noted that the Commission's Regular Meeting on December 28 will be cancelled."

President Newman advised the Commission that a letter had been received from Gerald Hill, attorney for the Pacific Heights Association, requesting the Commission to review under its discretionary authority plans for an apartment building proposed for 2055 Clay Street.

The Director stated that Mr. Hill probably meant to request a discretionary review for an 86-unit apartment building proposed for 2055 Sacramento Street. He stated that the proposed building would comply with the recently adopted height and bulk ordinance; and, therefore, it was his recommendation that the discretionary review not be held. He stated that an application had been filed for rezoning of a considerable amount of property in Pacific Heights, including the subject site; however, because the permit application for the proposed building had been filed before the reclassification application, the proposed project would not be affected by the rezoning process.

Commissioner Ritchie felt that a building of the size being proposed should be located on a corner or have two street frontages; and, therefore, he believed that the discretionary review should be held.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried 6-1 that the request for the discretionary review be denied.

President Newman then called attention to a letter which had been received from Jeanne Hinesley, 573 7th Avenue, requesting that the Commission, through exercise of its discretionary authority, disapprove a demolition permit for the building at 120 12th Avenue.

Commissioner Fleishhacker realized that the Commission, under its discretionary review power, has the authority to disapprove a building permit application; however, he asked whether the Commission also has the authority to exercise its discretionary review powers to withhold its approval from a demolition permit. R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), replied in the affirmative.

Commissioner Porter felt that it is proper for the Commission to use its discretionary authority to determine what type of building may be constructed on vacant property; but she did not feel that the Commission should use its discretionary authority to prevent property owners from demolishing existing buildings.

Mr. Steele stated that the subject property is within an area where rezoning has been proposed; and, since the building permit for a new development was approved before the reclassification application was filed, the petitioners for the rezoning had hoped that the Commission would express its opposition to the proposed development by disapproving the permit which had been filed for demolition of the existing building. The petitioners had also filed an appeal with the Board of Permit Appeals requesting that the Department of City Planning's approval of the building permit application be overruled.

The Director stated that the new building which is being proposed for the subject site is of a type which is already widespread throughout the neighborhood; and, if the Commission were to exercise its power of discretionary review in the present instance, he believed that it would have to conduct discretionary reviews of all similar building permit applications in the future. He recommended that the discretionary review not be held.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Ritchie, and carried unanimously that the request for a discretionary review of the demolition permit be denied.

CONSIDERATION OF PROPOSAL TO DESIGNATE THE TRANSAMERICA BUILDING (OLD FUGAZI BANK BUILDING) AT NO. 4 COLUMBUS AVENUE AS A LANDMARK.

R. Spencer Steele, Assistant Director-Implementation (Zoning Administrator), described the historic and architectural characteristics of the subject building upon which the Landmarks Preservation Advisory Board had based its recommendation that the building be designated as a Landmark.

Mr. Chase, Vice-President of the Transamerica Corporation, indicated his support of the proposal to designate the building as a Landmark.

Stewart Bloom, representing the San Francisco Loyal Opposition, stated that his organization was strongly in favor of preservation of buildings such as the one presently under consideration. However, he hoped that some provision would be made so that the designation would apply solely and specifically to the Old Transamerica Building so that the new Transamerica Tower could not advertise itself as a San Francisco Landmark.

Commissioner Fleishhacker pointed out that the draft resolution which had been prepared for consideration by the Commission denoted the building being designated as the "Transamerica Building (Old Fugazi Bank Building) at 4 Columbus Avenue." He believed that that language made it clear that it was the Old Transamerica Building and not the new Transamerica Tower which was being designated as a Landmark.

Allan B. Jacobs, Director of Planning, recommended that the Commission approve the proposal to designate the building as a Landmark.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6934 be adopted and that the proposal to designate the Transamerica Building (Old Fugazi Bank Building) at 4 Columbus Avenue as a Landmark be approved.

CONSIDERATION OF MATTERS REGARDING ENVIRONMENTAL IMPACT EVALUATION.

Allan B. Jacobs, Director of Planning, reported on this matter as follows:

"On November 30, following a public hearing, the City Planning Commission took under advisement until today the matter of formally adopting guidelines for the evaluation of the environmental impact of various projects including procedures, criteria and exempted categories as well as authorization to submit a supplemental appropriation request. The Commission felt that adoption should be held given the changes in the California Environmental Quality

Act then being considered by the State Legislature, and the probability that changes would be made in the Act. As I reported to you last week, on December 1, the State Legislature enacted Assembly Bill 889, amending the California Environmental Quality Act. The bill was signed by the Lieutenant Governor December 5 and became effective on that date as an urgency measure.

"This action suspends the requirements of the State law for private (but not public) projects for a period of 120 days, expiring next April. During the first 60 days, the State Office of Planning and Research must develop, and the secretary of the Resources Agency must adopt, State guidelines for implementing the law. During the second 60 days, San Francisco will be required to adopt its own guidelines and procedures, presumably by ordinance, following the State guidelines.

"At the end of the 120 days, the City will once again review private projects for significant environmental effects, but the projects to be reviewed will be limited to those already subject to hearings and case-by-case decisions, primarily zoning amendments, conditional uses, variances and subdivisions.

"I would note that during the 120-day period, public projects must continue to be reviewed as they were before, and the law has been clarified to say that the projects classified as public are both those directly undertaken by a public agency and those supported in some way by public contracts, grants, subsidies, loans, or other forms of assistance.

"With regard to matters that involve zoning amendments, conditional uses, variances and subdivisions, the Department is advising applicants that the State law is not presently applicable, but that it will be applicable after 120 days. If a project does not fall within an exempt category.

"These applicants are also being advised that environmental evaluations, negative declarations and environmental impact reports may still be considered and completed during the 120-day period. There are a variety of reasons for this advice. Most simply put, the situation is one in which the law is suspended for 120 days, but there is no guarantee that a project getting City approvals in the interim without an environmental evaluation will be free and clear of the law when the 120-day period comes to an end.

"If a conditional use is filed for in the interim, for example, it might not be finally decided within 120 days, including appeals. Or, the conditional use might become final but all building permits under it might not be issued and made final. Permits that are issued might later expire or be voided in some other way. The State law might be changed, as well as the State and Local guidelines.

"Applicants for conditional uses and other hearing matters will not be compelled to go through the environmental evaluation process in the interim, but if they do not they will be advised that they are acting with a degree of risk and that the evaluation process might later have to be required.

"For all these reasons, and others, the law provides that impact reports completed or having substantial work done on them during the 120-day period will be valid if they comply with the State law and the local guidelines and procedures currently being used.

"In my opinion, it is highly desirable for the Commission to adopt formally the procedures, criteria and exempted categories previously adopted on an interim basis. I would suggest one clarifying amendment to the procedures, based upon consultation with the City Attorney concerning the notice required for appeals to the Commission on the determination of negative declarations. The amendment would be, simply put: in the event of an appeal, the Commission would hold a hearing on the determination within five to 15 days of the receipt of a written notice of appeal with the appellant and proponent being sent written notice of the hearing.

"Concerning the expected work load upon the Department and personnel requirements, on November 30 I reported to you the estimated number of cases which would be considered by the Commission, primarily as conditional uses, zoning amendments and variances. I indicated the review of these projects would require two planners and one clerical assistant in addition to the present staff. Given the complexity of this work it is my belief that one Planner IV, a specialist trained in the area of environmental concerns, one Planner II, and one Planner I assisted by one new senior stenographer would be required to cover the work load due to the changes in the State law.

"In view of the above, I recommend the adoption of two resolutions which are before you; the first reconfirming the procedures, as amended as I have outlined, criteria and exempted categories; the second, the authorization for a supplemental appropriation request in the total amount of \$25,439 to cover, for the remainder of this fiscal year, the additional costs to the Department for personnel, services, supplies, equipment and space.

"I would note, in conclusion, that I am investigating the matter of collecting fees for these required reviews. This is a highly complex business as one might expect. I will have a report to you on this as soon as possible."

After discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that Resolution No. 6935 be adopted to reconfirm and formalize previously established criteria, procedures, and categorical exemptions for environmental impact reports.

Subsequently, it was moved by Commissioner Ritchie, seconded by Commissioner Rueda, and carried unanimously that Resolution No. 6936 be adopted authorizing the Director to prepare a supplemental budget request in the amount of \$25,439 to provide staff, supplies, and office space for the processing of the environmental impact reports.

At 2:15 P.M., President Newman announced to the Commission that the meeting was recessed. Members of the Commission then proceeded to Room 282, City Hall, and reconvened at 3:00 P.M. for hearing of the remainder of the agenda. Commissioner Fleishhacker absented himself from this portion of the meeting.

PUBLIC HEARING ON ENVIRONMENTAL IMPACT REPORT FOR GOLDEN GATEWAY CENTER PHASE III; ALL OF ASSESSOR'S BLOCK 167, 168, 169, 170 and 171, AND PORTIONS OF PACIFIC AVENUE, BOUNDED ON THE NORTH BY BROADWAY, ON THE EAST BY THE EMBARCADERO FREEWAY, ON THE SOUTH BY JACKSON STREET, AND ON THE WEST BY FRONT STREET: PROPOSED 1299 DWELLING UNITS IN LOW-RISE AND HIGH-RISE BUILDINGS WITH ACCESSORY COMMERCIAL, RECREATIONAL AND OFF-STREET PARKING SPACE.

President Newman stated Commissioner Fleishhacker asked to be excused from participating in consideration of this matter because of a possible conflict of interest.

The Commission received and responded to comments made by members of the audience. At the conclusion of the hearing, Allan B. Jacobs, Director of Planning, recommended that the matter be taken under advisement until the Commission's meeting on January 4, 1973, to enable the staff of the Department of City Planning to give consideration to three areas mentioned by members of the audience in which the environmental impact report might not be complete. The areas which he had in mind were alternate uses, views and view corridors, and possibly, sunlight. If the Commission were willing to take the matter under advisement, the staff would make additions to the environmental impact report to assure its completeness in the areas which he had cited.

Subsequently, it was moved by Commissioner Rueda, seconded by Commissioner Mellon, and carried unanimously that this matter be taken under advisement until the Commission's regular meeting on January 4, 1973.

A standard tape cassette recording of the proceedings is available in the offices of the Department of City Planning for public listening or transcription.

At 4:40 P.M., President Newman announced a five-minute recess. The Commission reconvened at 4:45 P.M. and proceeded with hearing of the remainder of the agenda.

PUBLIC HEARING ON ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED 23-STORY, 102-UNIT APARTMENT HOUSE (BUILDING PERMIT APPLICATION NO. 409997) TO BE LOCATED AT 1330 CLAY STREET, NORTHWEST CORNER OF PRIEST STREET.

Robert Passmore, Planner V (Zoning), stated that the proposed development, as a private project, is not now subject to the environmental impact report requirement; and, although an environmental impact report had been available in the offices of the Department of City Planning for the last 30 days, the applicant had requested that the scheduled hearing of the report not be held. As a result, he recommended that the Commission proceed to hear the next item on the agenda.

DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 409997 FOR APARTMENT HOUSE TO BE LOCATED AT 1330 CLAY STREET, NORTHWEST CORNER OF PRIEST STREET.

Robert Passmore, Planner V (Zoning), stated that the applicant had declined to have a hearing on the environmental impact report for the proposed project. Nevertheless, the draft environmental impact report has been available in the offices of the Department of City Planning for 30 days, and he felt that reference to the report would be the best way of introducing the proposed 102-unit condominium apartment project. Construction of 110 dwelling units on the site would be permitted on the property under the R-5 zoning applicable to the site and property to the east; 70 units would be permitted on the site if it were zoned R-4, the classification of the property adjacent to the west of the subject site. The major concerns described in the draft environmental impact report related to the stability of the land and the issue of traffic. Mr. Passmore stated that land slides occurred along Priest Street during construction of the Comstock Apartment Building. With regard to the issue of traffic, some questions had been raised by members of the public regarding the validity of the data which had been submitted in the environmental impact report because the data was based on a 1968 survey; however, further review by staff indicated that the data submitted was reasonably consistent with new data collected during the interim period. According to the Department of Public Works, Clay Street, which carries one-way east-bound traffic, has a capacity of between 600 and 700 vehicles per hour; and, at the present time, traffic volume amounts to approximately one-half of the street's capacity. It was estimated that construction of the proposed apartment building would increase traffic on the street by approximately 13%. Mr. Passmore stated that plans for the proposed project had been changed since the original site permit application was received; and he indicated that minor changes were still being made. While the staff of the Department of City Planning had previously been advised that 103 off-street parking spaces would be provided, they had been informed by the applicant earlier in the day that 120 off-street parking spaces were now being proposed. No off-street loading facility was shown in the plan; but the applicant had indicated that such a facility would be provided in accordance with the requirements of the City Planning Code. Original plans had indicated a twenty foot setback from the Clay Street property line; but the setback was later reduced to 10 feet. The Environmental Impact Report which had been submitted did not comment in detail on the impact of the proposed building on smaller buildings in the immediate vicinity; and he indicated that there would be a great difference in scale between the existing smaller buildings and the parking structure for the proposed building

which would have a height of 51 feet at the southwest corner. Citizen concern had been expressed regarding removal of trees from the site. While the staff felt that it would be possible to replace most of the existing trees with specimen trees, it did feel that some of the larger trees on the east side of the site should be preserved.

Marshall Cornblum, the applicant, emphasized that the plans for the proposed building conformed in all respects to height, bulk, density, urban design, and other standards of the City Planning Code and to the Building Code. He stated that a site plan had first been submitted to the Department of City Planning in April, 1972; and, subsequently, work had proceeded on structural design plans based on reasonable expectations that approval would be obtained from the Department of City Planning. As a result, they had passed the economic point of no return with the project. When the site plans were originally submitted to the Department of City Planning, Mr. Passmore had contacted the Nob Hill Association about the proposal. Since no objections had been raised, the subject permit had been approved. Following that approval, other departments were contacted; and, as a result of their instructions, substantial changes were made in the plans. The original plans had called for a 20-foot set-back from Clay Street; however, because of Code requirements administered by the Building Department and the Department of City Planning, the setback had been reduced to 10 feet. When the site plans were submitted, the property was subject to an interim height limit of 300 feet; and a 24 story building above garage was proposed. However, when the Commission took final action on the height and bulk ordinance, the height limit for the subject property was reduced to 240 feet. As a result, the height of the proposed building was reduced from 268 feet to 240 feet by reducing floor to floor heights and the removal of one floor consisting of 6 dwelling units. After the plans had already been submitted to the Building Department, the California Supreme Court had issued a decision requiring an environmental impact report for private developments; and such a report was prepared for the proposed project and scheduled for hearing during the current meeting. However, because of legislation which was passed two weeks ago by the State Legislature, the public hearing on the environmental impact report was no longer required. The City Planning Commission had been advised of that fact during its meeting last week; and it had decided to review the plans for the project under its discretionary authority. Because plans for the proposed project complied with all known laws, he and his family had followed through on their option to buy the subject property; and he was quite upset by the possibility that the Commission might refuse to issue the building permit. He stated that the basic concept of laws is to provide criteria on which people can base their actions; and, if people conform to the laws within reasonable expectations, they should benefit from their compliance. He stated that the proposed project conformed in all respects with all existing laws, which are objective standards. Discretionary review, on the other hand, involves use of subjective standards; and he felt that the Commission should use its discretion with a great deal of care when all laws have been fulfilled. While he believed that the proposed project would not pose substantial harm to San Francisco, he emphasized that disapproval of the project would pose substantial harm to him. While he recognized that there is a need for low cost housing in the City, he pointed out that the subject neighborhood is an affluent area; and, because his property is subject to a 240 foot height limit, provision of low cost

housing on the site would not be economically feasible. He remarked that the subject property is the only vacant lot left in the area; and, since it would not be reasonable to contemplate construction of a 240 foot high single-family residence, he assumed that the Commission, in establishing the height limit, must have anticipated construction of an apartment building on the property. He believed that the proposed project, which would cost \$3 million, would bring substantial benefits to the City including construction jobs, annual taxes of \$250,000 and management and maintenance jobs. In addition, the people who would occupy and own the apartments would contribute to the City's economic base. Furthermore, he believed that the proposed apartments, which would sell for prices ranging from \$67,000 to \$99,000, would help to bring people back to the City. In conclusion, he stated that he would like to call on his architect to describe the plans which had been prepared for the proposed project.

In response to a series of questions raised by Commissioner Ritchie, Mr. Cornblum stated that he no longer has an option on the property but a contract to buy the property and adjacent air rights for \$750,000. He stated that he had been working since March, 1972, on the proposed project and had expended approximately \$150,000 to date. All of the 102 dwelling units in the proposed building would have two or three bedrooms; and they would sell for prices ranging from \$67,000 to \$99,000. The proposed parking garage would contain approximately 120 off-street parking spaces.

Commissioner Ritchie stated that he drives to work on Clay Street every morning; and he remarked that traffic is always congested in the subject block. He wondered if the applicant, in preparing his plans, had considered the fact that Clay Street is a narrow and congested one-way street.

Mr. Cornblum replied that data had been obtained to indicate the impact of the Comstock Apartment Building on use of Clay Street; and that data had been used to determine the probable impact of the proposed building. His consultants had estimated that the proposed building would generate between 2 and 4 trips per unit per day, or approximately 300 total trips per day; and he did not feel that a substantial traffic impact would result. The proposed apartment building would have approximately the same ratio of parking spaces to dwelling units as the Comstock; and, in any case, if two parking spaces were to be required for each dwelling unit, he felt that the availability of the additional spaces would only serve to encourage residents of the building to have more than one automobile. While he recognized that Nob Hill does have a parking problem, he pointed out that the problem would continue to exist even if the proposed building were not constructed.

Commissioner Ritchie stated that he was puzzled by the fact that the applicant had allowed himself to enter into a purchase contract without any clause specifying that the contract would be contingent upon approval of the proposed project by the City. Mr. Cornblum stated that it appeared that everything was resolved when the contract was signed; and he indicated that there was every reason to expect that the permit application for the building would be approved by the City.

Commissioner Mellon asked if the applicant, in selecting the subject property for purchase, had been at all influenced by the Urban Design Plan hearings and the R-5 zoning of the property. Mr. Cornblum replied in the affirmative and remarked that he would never have entered a contract for purchase of the property unless the zoning had been R-5. He noted that the proposed development would not take full advantage of the limits allowed by existing ordinances; and he felt that the subject property would lend itself to the proposed development. He stated that the proposed apartment tower would be approximately 55 feet from the Comstock apartment building.

Ronald Kahn, attorney for the Comstock Apartment Corporation, summarized and submitted the following letter which had been prepared by William B. David, President of the Corporation:

"HONORABLE MEMBERS OF THE PLANNING COMMISSION:.

The residents of the Comstock Apartment Building are deeply concerned and distressed over the proposed construction of a highrise at 1330 Clay Street, San Francisco. This proposed development of a 102 unit apartment complex is immediately adjacent to the Comstock Building. The residents of the Comstock join with other concerned citizens in the Nob Hill community and urge the Planning Commission to not recommend the issuance of a building permit. A few factors which the Comstock residents and their Board of Directors feel are of significant concern are as follows:

"1. DENSITY FACTOR

The number of residents living within a six block area of the proposed project would approximate in number some 6,000 persons. Egress through this area during morning and evening hours is presently intolerable. Experience indicates that residents of highrise apartments will utilize more services and automobiles than in a non-highrise environment. The impact of the proposed project will cause a serious strain on water supply, fire and police protection, and ambulance services. Management of traffic flow will be hopelessly uncontrolled.

"These factors should not be excused as the protestations of encamped Nob Hill residents seeking to squelch the living opportunities for new residents to the area. Rather these protestations are registered by concerned citizens who seek to provide an alternative to development for the sake of development alone.

"2. TRAFFIC CONGESTION

The traffic congestion in the Nob Hill area has reached the saturation point. Egress in the vicinity of the proposed development during morning and evening traffic peaks has created a situation that has reached hazardous proportions in the event of fire or ambulance necessity.

Visitors to many apartment buildings in the area, including the Comstock, cannot find street parking facilities. This situation exists throughout the daytime and early evening hours of each day. Most apartment buildings including the Comstock do not have adequate facilities for visitor parking. The experience found in highrise apartments indicates that many apartment dwellers will have more than one car. The proposed project will create an added burden on an already saturated condition. Curtailment of the proposed project would permit the community to deal with solutions for present conditions.

"3. WATER SERVICES

The experience at the Comstock and other buildings in our area indicate a serious inadequacy of water pressure. This is manifested in the inability to provide domestic water at adequate pressure rates in the higher levels of the buildings. This condition is attributable to an inadequacy of the City water system to accommodate present use in the area. A further concern herein is the possible diminishment of fire fighting ability due to the pressure reduction. There does not appear to be any concern for this condition by the developers of the proposed project and the Planning Staff.

"4. SEWAGE TREATMENT

The Water Quality Control Board has raised serious questions with regard to the ability of the North Point sewage treatment plant to handle present levels of sewage waste. There is no assurance that the treatment plant can meet present standards by the 1974 deadline. The proposed development will unquestionably produce a major impact with regard to sewage treatment. This concern is the concern of all residents of the Bay Area because of the public's right to preserve the purity of San Francisco Bay. This Planning Commission, acting as an 'advisory agency' pursuant to the Sub-Division Map Act will be required to make an investigation, report all findings regarding the adequacy of present sewage facilities for the proposed development. This study, if made today, would most certainly result in a finding that the present sewage treatment facility is incapable of handling the proposed development.

"The Comstock Board of Directors urges the Planning Commission to take one of the following two alternatives at this time.

"The first alternative would be to curtail any further development of the proposed project in recognition of the need to deal with present problems. This alternative has been followed in other Bay Area communities where the balance between man and environment has become the essential goal. In such communities sewage, water and traffic flow planning will be developed before man is allowed to develop commercial and living sites. This will permit the problem to be attacked before it becomes a

problem. Although this approach cannot be incorporated into the Nob Hill area, the Planning Commission can consider solutions to the problems presented by the protestants and curtail the proposed development until the problems have been solved.

"The second alternative would be to postpone a recommendation for issuance of a building permit until such a time as the Planning Commission can conduct a review and report regarding traffic, water and sewage. The law will require a public report on these conditions and it would appear that the public has a vested interest in the formulation of such a report. The impact here is far reaching and it concerns not only Comstock and Nob Hill residents, but the entire Bay Area. Public hearings should be established in order to aid the Planning Commission in its preparation of findings on each of these points."

At the conclusion of his presentation, Mr. Kahn observed that if the sales price of the apartment units were to be subtracted from the cost of the land and other fees, it was obvious that the applicant's margin of profit would be very thin.

Commissioner Porter asked if the people living in the Comstock were opposed to any development whatsoever of the subject site or if they were merely opposed to the particular development under consideration. Mr. Kahn replied that he could not respond to that question for all of the people living in the Comstock; however, in view of the problems being faced by the neighborhood, he did not feel that any development of the subject property would not be sensible until the problems have been solved.

Commissioner Fleishhacker asked if the Comstock apartment building had been subject to the requirements of the subdivision map act. Mr. Kahn replied in the negative, indicating that the Comstock had been constructed before the act was enacted.

Commissioner Fleishhacker then asked if residents of the Comstock apartment building had been concerned about the height limit being proposed for the subject property when the height and bulk ordinance was being considered by the City Planning Commission. If not, he wondered why.

Mr. Kahn replied that he did not recall any concern being expressed. While he could not explain why with certainty, his best guess was that the residents of the Comstock, based upon representations made by City agencies, had concluded that development of the subject property would not be economically feasible. That information may have been gathered from the staff of the Department of City Planning. In any case, the property is included in a banker's list of sites least likely to be subject to economic development.

Commissioner Ritchie stated that it was hard for him to believe that people living in the Comstock did not realize that something would eventually happen with the property. With reference to the comments made by Mr. Kahn relative to the

Commission's role in determining the adequacy of present sewage facilities for the proposed development, he asked for confirmation from the applicant that he would not start his project until all necessary approvals have been obtained from the City Planning Commission. Mr. Cornblum replied that Mr. Kahn's interpretation of the subdivision map act was in error. The act is of a "disclosure" type and merely requires an explanation; and he estimated that no more than three weeks would be required to comply satisfactorily with the terms of the act.

President Newman stated that the environmental impact report which had been prepared by the staff of the Department of City Planning contained declarations that water, sewage, gas, and electric service would be adequate to serve the proposed building and that the Fire Department had been contacted and had indicated that no problems exist with regard to access to the site. Assuming that those declarations were correct, he wondered what type of development of the site would be acceptable to the Board of Directors of the Comstock. Mr. Kahn replied that the neighborhood does have water, sewage, and traffic problems; and he felt that those problems should be resolved before any new development is allowed on the subject site.

Commissioner Mellon asked if he were correct in his understanding that residents of the Comstock did not object to the proposed building because it would block their views. Mr. Kahn replied that he could not state that residents of the Comstock were not concerned about that issue; however, they realized that they have no legal right to views which they may now enjoy.

Commissioner Mellon then asked if the residents of the Comstock considered the other factors which had been mentioned to be more important than loss of views. Mr. Kahn replied in the negative, indicating that the matter of views is of paramount importance.

Mrs. Robert Nicholas, representing Concerned Citizens of Nob Hill, submitted a petition which had been signed by 1,033 people who were concerned about the proposed project. The statement at the top of the petition read as follows: "We citizens of Nob Hill and San Francisco do petition the City Planning Commission to reject the pending application for construction of a 23-story high-rise building known as the Nob Hill Park Apartments, located at 1330 Clay Street and we further petition that said location be included in the formation of an open space area of Nob Hill and that the City Planning Commission as duly appointed representatives of the people recommend to the Board of Supervisors that this area be purchased by the City and (be) converted into a park and open space for the people of this area."

Terry Covert, Chairman of Concerned Citizens of Nob Hill, stated that more than a majority of the residents of the Comstock Apartments had signed the petition which had been submitted by Mrs. Nicholas; and he remarked that it was clear that they wanted to have the subject property preserved as open space. He remarked that the site has a steep slope and that it is covered with vegetation; and he pointed out that it is one of the last remaining open spaces on Nob Hill. Using quotations from the Improvement Plan for Recreation and Open Space, he emphasized

that that report had stressed the importance of preserving remaining open space in the City. He also noted that the report had identified neighborhoods of the City which have the greatest need for recreational facilities and open Space; and a map which was included in that report had designated Nob Hill as a high area in terms of open space. While it is true that many wealthy people live in the subject neighborhood, a lot of other people live there, also; and he felt that additional open space should be made available. He also remarked that the Improvement Plan for Recreation and Open Space had stressed the importance of buying existing undeveloped land as soon as possible. He stated that the subject neighborhood is presently served by only two parks, neither of which has easy access from the immediate vicinity of the subject property; and he remarked that the density of the neighborhood had increased considerably since those two parks, Lafayette Square and Huntington Square, were developed.

President Newman observed that the subject property is privately owned and that it has been zoned with a 240 foot height limit. Mr. Covert acknowledged those facts but questioned how any new open space could ever be obtained for Nob Hill if the last vacant parcel of property were to be developed.

Commissioner Mellon noted that the subject property is only 2 and 1/2 blocks away from Huntington Square; and he remarked that 90% of the residents of San Francisco do not live that close to a park.

Mr. Covert continued his presentation as follows:

"We should like to express our arguments against residential high-rises. Number one concerning jobs. Many San Francisco unions have shortsightedly opposed limitations on highrise development because of the loss of union construction jobs which they believe would ensue. Yet, according to the San Francisco Chamber of Commerce, highrise construction provides the equivalent of only 2,400 year-round jobs for construction workers (most of them going to out-of-town workers) whereas the loss of manufacturing and trades jobs, most of them union, has amounted to 14,000 over the past decade alone.

"Secondly, concerning Land Values. The 'ripple out' theory (from the Central Highrise District) is confirmed in large increases in rents and market prices of homes. As residential land in the neighborhoods becomes too valuable for single-family homes, developers snap it up and throw up apartment buildings. Thus, growing populations density drives up the value of land, which can then be developed profitably only by building highrise and driving up populations density still more.

"Seen in this light, land values rippling out from the Central Highrise District become not the boon they may first appear to be, but a deadly radiation that kills off residential neighborhoods and induces in their place concrete-and-steel high density jungles. In a restricted land area as small as that in San Francisco-- whose 22 square miles of developable land exactly equals the size of Manhattan Island-- Manhattanization of the entire city, not just the downtown, is a virtual certainty.

"Thirdly concerning fire hazards.

1. Highrise fires are inaccessible to firefighters - only recently this fact was brought home in the recent fire in New Orleans at the Raulo Center.

2. The new highrises are furnished with plastics that make the interiors extremely combustible.

3. Fireproofing requirements are inadequate --jeopardizing not only the lives of people living in the building but also its structural integrity.

4. The vertical arteries --stairwells, elevator shafts and air ducts--serve to contaminate other parts of the building with smoke, gas and heat.

"Growth and Progress - and I quote from an Article in Holiday Magazine - By Nicholas von Hoffman. 'There is a general and reasoned conviction that growth and progress are ruining a city, its inhabitants love with a zeal unmatched anywhere else. For them, San Francisco is built; it needs no renewal program to make it liveable, no massive spending of money to attract people back to it; it needs only to be preserved and perfected, but perfected in small and delicate ways--not by chomping, clomping and uprooting.'--Nicholas von Hoffman (Holiday).

"Congestion. The 20,000 units of new highrise apartments built in San Francisco during the past decade have been a major factor in boosting auto registration within the city by 27,000 to a total of 291,000. This is twice the auto-registrations in Manhattan. The bite that congestion puts on city residents and taxpayers gets more painful when the cost of auto insurance is added in. Congestion also costs in other ways impossible to measure.

"A study of San Francisco traffic patterns by sociologists Donald Appleyard and Mark Lintell concluded: 'Heavy traffic activity was associated with an increase in the number of apartment buildings (along the street) and decrease in the number of single-family homes with children.'

"Earthquakes. Despite their vested interests in keeping skyscrapers going up, a few firms of engineers and engineering geologists have been instrumental in pointing up stark realities of San Francisco's earthquake danger. There is no question that, however cautiously, they have been telling the city for many years that a serious disaster is imminent."

Alan Levy, Vice Chairman of Concerned Citizens of Nob Hill, remarked that we live in a capitalist society; and, as a result, anyone who proposes to construct a project takes certain risks. While the applicant had stated that plans for the proposed project were in conformity with all City codes, he informed the Commission that he had reviewed the plans three days ago and had brought to the attention of the staff of the Department of City Planning the fact that the plans did not include off-street loading facilities, which are required by the City Planning Code.

Also, while the applicant had stated that one-hundred-twenty off-street parking spaces would be provided, he had been able to find only one-hundred-four spaces indicated on the plans. He had asked Mr. Evans of the Traffic Engineering Bureau of the Department of Public Works about the project; and Mr. Evans had replied that he had never seen the plans. He also objected to the applicant's argument that plans for the project had already reached such an advanced stage that disapproval of the application would be unfair; and he noted that plans for the Holiday Inn on Van Ness Avenue had been approved because a similar argument had been made. Mr. Levy continued his presentation by summarizing a prepared critique of the environmental impact report for the proposed project, as follows:

"On Page 12 of the report is the statement 'since most of the proposed project's residents would probably come from San Francisco itself, or certainly from the Bay Area, the net increase in basic air pollution is almost zero.' To us that is like saying that if the residents of Los Angeles moved to San Francisco, the net increase in air pollution in California would be zero... or, to broaden it even more, if the residents of New York City moved to California, the net increase in air pollution in the United States would be zero. The point we are making is that it depends on how broad your base is. We feel that the air pollution level in our neighborhood would be increased by the additional approximate 600 auto trips per day to Clay Street. This fact can be made more clear by using the Bay Area Air Pollution Control Board figures for the amounts of Carbon Monoxide, Nitrous Dioxide, Particulates, Organic Materials, and Sulphur Dioxide emitted by 'An average gas vehicle in grams of pollutants per mile.' In discussions with the BAAPCB, it was determined that it was logical to assume that the amount of pollutants emitted during start-ups from cold engines was about equal to the figures for grams per mile. These figures are as follows:

| | |
|------------------|----------|
| Carbon monoxide | 62 grams |
| nitrous dioxide | 5.8 " |
| particulates | .44 " |
| organic material | 11.00 " |
| sulphur dioxide | .11 " |

"When these figures are used to find the amount of air pollutants per year the amount turns out to be an additional 33,052 pounds of air pollution a year, or about 16 tons. To break this down:

| | |
|-------------------|---------------------|
| Carbon monoxide | 25,825 pounds |
| nitrous dioxide | 2,416 " |
| particulates | 183 " |
| organic materials | 4,582 " |
| sulphur dioxide | 46 " |
| TOTAL | <hr/> 33,052 pounds |

"Let us emphasize again that this is additional air pollution in our neighborhood, not in the basin, not in the state, not in the country, but in our neighborhood.

"The auto traffic increase and its effect on the neighborhood is discussed as a separate report which is attached and taken from the STREET LIVABILITY STUDY prepared by your staff.

"In terms of actual car counts, we did several on Clay Street between Leavenworth and Jones. These were done according to methods suggested by both the traffic engineering section of the Department of Public Works and by Wilbur Smith and Associates of San Francisco. The results of these counts were submitted to your staff on Tuesday, December 12, 1972, and are summarized as follows:

CAR COUNT ON CLAY BETWEEN JONES AND LEAVENWORTH USING THE
PEAK HOUR AS A PERCENTAGE OF THE TOTAL DAILY FLOW:

Peak Hour: 335 Automobiles

As 9% of daily flow total equals 3,722 autos.

As 12% of daily flow total equals 2,792 autos.

"These are considerably lower than the figures given the report both on page 10 and page 15. If you assume that the project will generate 600 additional car trips per day, the percentage increases by this project are:

| | |
|-----------|--------------------------|
| for 3,722 | = 16.12% of daily total |
| for 2,792 | = 21.5 % of daily total. |

"As you can see, this is considerably greater than their figure of 6.6% given in the chart on page 15. As can be seen, this means a substantial increase in all of the items accommodating an auto increase... namely: air pollution, noise pollution, parking problems, congestion, etc.

"In terms of noise pollution, aside from the considerable increase in auto noise, there is the situation that by plugging up an existing 'hole' in the street, the ambient noise level on the street will increase. Because the site is now trees and open space, it takes a large amount of traffic noise from the street and dissipates it. When the concrete parking garage is placed on that site, instead of dissipating the noise, almost all of it is reflected back at the existing buildings and into the street.

"We would like to emphasize section 8 (AESTHETICS) on page 11.

The site at present is quite wooded. It provides a pleasant view of greenery from Clay Street and from the buildings immediately facing its other boundaries on Reed and Priest Streets.

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"In reference to section 10 of the report, the high rise towers in the neighborhood are located along Jones Street only and do not intrude into the center of the blocks as this project will do. The densities are high in the neighborhood but are related to the 3, 4, and 5-floor apartment buildings which predominate in the area."

Concluding his remarks, Mr. Levy called attention to the fact that each of the members of the Commission had received a series of excerpts taken from the Urban Design Plan which he felt were pertinent to the matter under consideration.

Commissioner Ritchie asked Mr. Levy what he, as a member of a capitalist society, would do if he were in a situation similar to the applicant and committed to purchase the subject property for \$750,000. Mr. Levy replied that he would probably fight "tooth and nail" to get his money back. He observed, however, that no one can have any assurance that they will obtain a building permit until the permit has been issued. He also called attention to the fact that the material which had been submitted to the Commission by the Concerned Citizens of Nob Hill included a report on the effect of the Alaska Earthquake on an apartment building similar to that being proposed; and he urged the Commission to read that article.

President Newman then asked for a show of hands of people present in the audience in opposition to the proposed project. Most of the people present responded.

James W. Halley, representing the owners of apartment 1610 in the Comstock, stated that the magnificent views presently enjoyed from the Comstock would be cut-off if the proposed building were to be constructed; and he remarked that the two apartment buildings, which would be separated by only a short distance, would exist cheek by jowl, bedroom by bedroom and bathroom by bathroom. Construction of a new building in such close proximity to the Comstock Apartments would change the nature of the Comstock; and, at the same time, the potential profit of the new building would be damaged. He stated that his clients objected to the proposed development for the reasons which had been expressed by previous speakers; and, in addition, they were opposed to the new building because it would create the world's two most expensive tenements.

Commissioner Fleishhacker, remarking on Mr. Halley's familiarity with the City Planning Code, asked him under which circumstances he felt that the Commission should undertake a discretionary review of a permit application. Mr. Halley replied that he felt that there are many objective criteria within the Commission's discretion. He indicated, however, that the comments which he had made were directed to the weight of the Commission's discussion and not to the legal aspects of the case.

Commissioner Fleishhacker asked if he felt that the Commission should use its discretionary authority whenever somebody's view might be blocked. Mr. Halley replied in the negative but indicated that he felt that the Commission's discretionary authority should be exercised in extraordinary circumstances; and he felt

that the present circumstances were extraordinary in that the two buildings would be only 58 feet from each other, thus resulting in direct and immediate confrontation.

Commissioner Ritchie asked Mr. Halley if his clients would be willing to contribute money towards the purchase of the subject property. Mr. Halley replied that he was in no position to make a commitment of that sort for his clients. He remarked, however, that he had overheard other people in the audience stating that they would be willing to contribute to a purchase fund.

Paul Thomas Foran, attorney for Mr. Bosc, present owner of the subject property, stated that his client has been active in the Nob Hill Association and in other community groups; and he had asked the developer to give first choice of apartments in the new building to residents of the Comstock Apartments. He stated that the subject property had been for sale for 12 years; and he had urged the Comstock Corporation to purchase the site. While some of the people who had spoken in opposition to the proposed development had expressed concern about the density of Nob Hill, he advised the Commission that the density problem is created by illegal occupancy in many buildings in the neighborhood. Landlords have doubled and tripled the number of units permitted by the City Planning Code. He stated that the neighborhood is subject to rebuilding; and he regarded the proposed building has a harbinger of the future.

Commissioner Ritchie stated that he has handled many contracts for sale in his real estate business; and he stated that the contracts always include a clause specifying that the contract will not be consummated unless final approval for any new development has been obtained from the City. He stated that he was concerned by the fact that someone had obtained Mr. Cornblum's signature on a contract which did not contain such a clause.

Mr. Foran stated that he represents Mr. Bosc; and he remarked that Mr. Cornblum had believed that he would obtain approval from the City since the plans were in conformity with all existing laws.

Albert Jacobs, a resident of the Comstock Apartments, remarked that the layout of streets in the neighborhood was designed 100 years ago; and he felt that that fact should serve as a "red light" to the Commission and call attention to the fact that high-rise buildings should not be constructed on narrow streets which have a passageway with a maximum width of 16 feet. In his opinion, it would be physically impossible to add more traffic to streets in the area. While the applicant had indicated that he was obligated to purchase the property for \$750,000, the Assessor's records indicate that the assessed valuation of the property is only \$176,500; and he wondered how the discrepancy between the two figures had developed. He remarked that 6,000 people, or more than the entire population of Sausalito, live within 9 square blocks of the subject site; and he felt that such a comparison gave a graphic illustration of the fact that density on Nob Hill is already too great.

Paul Goodwin, representing the firm which had prepared the environmental impact report for the applicant, stated that he had estimated that the proposed development would increase traffic in the area by only 8 or 10 per cent. Even if traffic were to be increased by 20 per cent, the capacity of the streets in the area would still not be exceeded.

Tom Wedermeir, also a participant in preparation of the environmental impact report, stated that he had been advised by the Department of Public Works that the North Point Sewage Treatment Plant will be in compliance with State regulations by 1974; and, as a result, any detrimental impact which the proposed development might have on sewage processing would be mitigated at that time. The Water Department had assured him that adequate water would be available for the proposed building; and, at the same time, he had been advised that high-rise buildings must have internal pumps to be assured of adequate water pressure. If older people find it difficult to "totter" two and one half blocks to the nearest park, he was certain that they would not be able to "totter" 45 feet to the top of the hill of the subject property. He stated that the developer can meet new requirements which are being contemplated by the ~~Fire~~ Department. One of the speakers had referred to the proposed building as a "monstrosity"; however, he pointed out that the person who had made the comment lives in the Comstock Apartments. In conclusion, he stated that we all live in a common air basin and that we all contribute to air pollution problems.

Mrs. Pola, a resident of the Comstock Apartments, stated that parking spaces in the area are always occupied; and she indicated that the traffic situation in the area has become almost impossible. While the population of the area is extremely dense, the views which are presently available render the neighborhood completely unlike New York. She did not feel that the owner of the property should not be entitled to a fair price for his investment; but she did believe that enough people would be willing to contribute to a purchase fund so that an offer could be made to the owner. In the meantime, she urged the Commission to exercise its discretionary authority so that the neighborhood would not be eroded any further.

Commissioner Ritchie asked Mrs. Pola if she would be willing to contribute money to a purchase fund. Mrs. Pola replied in the affirmative.

President Newman asked Mr. Kahn if he felt that there would be any purpose in making an effort to acquire the property. Mr. Kahn replied in the affirmative but remarked that certain factors, such as the money which had been expended for plans, might preclude the Comstock Corporation from success.

The Director remarked that the past history of the case had been accurately stated by Mr. Cornblum. While the matter of equity was of concern to the applicant, the staff of the Department of City Planning must be concerned with planning and proper development of the site. After discussion with the Department of Public Works and the Municipal Railway, the staff of the Department of City Planning had concluded that the traffic which would be generated by the proposed building could be accommodated by existing street capacity. The Water Department had confirmed that adequate water is available and had stated that high-rise buildings do need internal pumps. All new buildings contribute to the City's sewage treatment

problems; and, if a City-wide ban should be imposed, the Commission would have to deny permits for all new buildings. Mr. Kahn had stated that someone on the staff of the Department of City Planning might have advised residents of the Comstock that the subject property is unbuildable; however, the Director doubted that such a comment had ever been made because experience has shown that even more difficult sites can be developed. Speakers for the Concerned Citizens of Nob Hill had stated that the Improvement Plan for Recreation and Open Space designates the subject neighborhood as an area which has a "high need" for more open space; but the report actually points to the main need for recreational recreation facilities in Chinatown and not in the vicinity of the subject property. Purchase of the subject property by private sources would be in order; however, if public funds were available, other areas of the City would have higher priority. Quotations had also been cited from the Street Livability Study; but that study had related to a single family neighborhood rather than to a densely populated area such as Nob Hill. One of the speakers had remarked on the fact that plans for the proposed development had not been reviewed by Mr. Evans of the Traffic Engineering Bureau of the Department of Public Works; but the Director noted that Mr. Evans does not usually review parking layouts until plans are more complete than in the present case. While several speakers had claimed that 6,000 people live within a nine block radius of the subject site, the area contains only 2900 dwelling units and a probable population of only 4400 people.

The Director then proceeded with his recommendation as follows:

"The potential development of this property has been known to the Department since mid-1971, and staff, at one time or another, has met with a number of architects concerning the property. Staff expressed concern concerning the property. Staff expressed concern in all such contacts about retention of neighborhood building scale, and retention or replacement of significant existing trees in Reed and Priest Streets.

"Although intensive development of the site has concerned staff, it nevertheless appeared that the development would comply with all applicable Code requirements. Discretionary review was not called for by staff because generally the Commission has been reluctant to use such review powers unless major public concern is apparent. Until recently, no public concern had been expressed to the staff. Prior to approval of the subject permit on June 30, staff noted: that the availability of the site for development seemed to be commonly known (the site had been brought specifically to the attention of the Comstock Apartment management), that no particular concern over potential development of the site or other properties in the vicinity had been voiced during the public hearings that led to the recent adoption of comprehensive height and bulk controls, and that no public reaction resulted from information concerning the subject building application given by staff to representatives of the Nob Hill Association.

"To some, only the retention of the subject site in its present relatively undeveloped state is acceptable; however, the property is private,

and the land use, and height and bulk provisions of the Planning Code indicate that development is appropriate. Purchase of the site for open space purposes, either with public or private resources, is the only way to retain the status quo. From a City-wide point of view, purchase of this site is not a high priority budget item given the limited financial resources of the City; much greater public benefit could be gained for the same cost elsewhere. I cannot comment on use of private funds except to say that past experience would not make me very optimistic.

"Thus, the issue becomes what development would be acceptable. Staff believes the most significant effect of the project is the massive scale of the building conflicts with numerous policies of the urban design element of the Master Plan, for example, 'Respect the character of older development near by in the design of new buildings'; 'Promote harmony in visual relationships and transitions between new and older buildings'; and, 'relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming appearance in new construction.'

"To give some protection to smaller existing dwellings in the immediate vicinity of the subject site, the garage element should be no more than 10 feet higher than the existing grade at the northwest corner of the subject site. Preferably the Clay Street facade of the garage should be faced with residential units to create a visual blending of the building base with nearby dwellings. If this is not possible, the garage structure should be set back from Clay Street a minimum of 20 feet to allow for adequate landscape screening, or should be articulated in some major way so as to be in scale with surrounding development.

"The second concern is the grading and landscaping of Reed and Priest Streets. Staff is not sure of the exact effect of this project on these streets. With careful engineering design and construction practice landslides should be prevented, but details for this protection have not been worked out. Some trees within the street should be retained; details or assurances of this have not been developed.

"The third, but somewhat less pressing, concern is off-street parking. The Environmental Impact Report indicates that the probable residents of the proposal may not be provided sufficient off-street parking. The exact deficiency, if it exists, is impossible to determine, and the effect a parking deficiency would have on existing residents is unclear. It would appear that existing on-street parking congestion would not become significantly worse, but it is clear that approximately four existing curb parking spaces would be eliminated by the proposal. A parking ratio of 1.1 to 1.2 parking spaces per dwelling unit, instead of the Planning Code minimum ratio of one to one, should be provided. This higher ratio assumes visitor parking will be accommodated in public parking garages in the Nob Hill area.

"Concern has been stressed over loss of views from existing high apartment buildings; however both the building bulk and height are within adopted standards. The external treatment of the tower element is important; facades should be articulated and textured to reduce their apparent size and reflect the pattern of older buildings. Light-colored quality materials should be used, and reflective materials on the tower facade should be minimized.

"Concern was also stressed over traffic movement congestion, but we do not feel that is a major problem.

"As the project is presently designed, I cannot recommend its approval. I have already stressed some of the conflicts with policies of the urban design element of the Master Plan that this project represents. Broadly speaking, these conflicts are of concern to a major objective of the Master Plan: that of maintaining and improving the quality and diversity of San Francisco's residential communities. This objective is not met by the present proposal. A modification of the building design to meet the concerns of building scale and character; and the preparation of data providing necessary assurances regarding the soil stability and landscaping of Reed and Priest Streets, would allow a recommendation of approval.

"It is quite possible that a reduced number of dwelling units will be required to meet the criteria I've outlined.

"If the applicant believes that additional time would allow him to make the design modifications and to develop the assurances that I have mentioned, I would further recommend that the Commission continue the discretionary review of Building Application No. 409997 to a January date, perhaps Jan. 4."

Commissioner Porter asked if she were correct in understanding that density and traffic characteristics of the proposed development had met with the approval of the staff of the Department of City Planning. After the Director had replied in the affirmative, she stated that she, as a Commissioner, could not vote in favor of the application.

President Newman asked the applicant if he felt that anything could be accomplished if the matter were to be postponed as recommended by the Director.

Mr. Cornblum replied that he would be willing to work with the staff of the Department of City Planning with regard to the exterior design of the building and landscaping. The issue of the garage might be more difficult to resolve. He noted that he had originally proposed to set the building further back on the site but had met with objections from the Building Department. And, since the land beneath the building, as presently proposed, is bedrock, he felt that construction of a subterranean garage would not be feasible. He also questioned the feasibility of reducing the mass of the building, given the requirements of other City codes.

President Newman then asked the applicant if he felt that there would be any purpose in postponing action on the matter to enable residents of the Comstock Apartments to negotiate for purchase of the property. Mr. Cornblum replied that he would have to recover his architectural and engineering expenses if the property were to be sold; and, as a result, the cost of the property would probably be closer to \$1 million than to \$750,000. His first preference would be to be allowed to construct the project as proposed; and, if that were not possible, he would hope to recover the money which he had expended.

Commissioner Mellon asked the applicant if postponement for two weeks would be helpful in resolving any of the issues at stake.

Mr. Cornblum asked permission to consult with his associates before responding.

At 6:55 P.M., President Newman announced a five minute recess. The Commission reconvened at 7:00 P.M. and proceeded with hearing of the remainder of the agenda.

Mr. Cornblum stated that he was already out-of-pocket or obligated to the extent of \$1 million; and, since it did not seem to him that it would be feasible to redesign the building in accordance with the Director's recommendation, he requested that the Commission take action on the matter during the present meeting. He hoped the Commission would approve the application subject to a condition requiring that he work further with the staff of the Department of City Planning to achieve more satisfactory plans.

President Newman asked for an explanation of why the building could not be moved further back on the site. The Director replied that the development is subject to the rearward requirement of the City Planning Code; and, in addition, he suspected that the Building Code would prevent the windows of the proposed building from being within a certain distance of the property line.

Commissioner Porter asked if the applicant would be willing to sell the property to the residents of the Comstock Apartments if they were able to raise \$1 million. Mr. Cornblum replied that he would be willing to accept the offer within a realistic period of time if the Commission were to include such a condition approving the application.

Commissioner Porter stated that it has been a practice of the Commission to undertake discretionary reviews when a considerable amount of neighborhood opposition has been expressed about a project; and it was her personal feeling that the proposed building would be much too dense and that it would cause traffic problems. Furthermore, residents in the Comstock Apartment building would suffer; and units in the proposed building facing the Comstock would be undesirable. Under the circumstance, if the people living in the Comstock Apartments who have so much to lose were able to raise money to purchase the property, she wondered if he would be willing to be relieved of it.

Mr. Cornblum replied in the affirmative. He emphasized, however, that he had relied on his understanding that no opposition had been expressed by residents of

the Comstock when the proposed project was described to the neighborhood association by Mr. Passmore last spring; and, if the environmental impact report hearing had not been advertised, he doubted that the discretionary review would have been scheduled. Based on those circumstances, he had felt that he could reasonably expect that plans for the project would be approved by the Commission.

Commissioner Ritchie stated that he was disappointed that the applicant had not reacted more favorably to the suggestion that the property should be sold to the owners of the Comstock Apartments. Also, felt that the applicant should have been more careful about signing a purchase agreement which contained no clause pertaining to approval of plans by the City. While the Comstock Apartment Building was a "block buster" when it was constructed, it does afford views for its occupants; and he indicated that he places value on those views. He also places value on sunlight; and he remarked that the proposed building would cast a great deal of shadow. He places value on traffic movement; and the proposed building would add to traffic congestion. He places value on proper scale; and he believed that the proposed structure would be too big for a lot which has frontage on only one street. He also places value on proper density; and he believed that the proposed building would be too dense for the area in which it would be located and that it would place a strain on all public facilities.

Commissioner Mellon observed that there had been no indication that people living in the Comstock would be willing to purchase the subject property; and he questioned how many residents of the Comstock have views which would be affected by construction of the proposed building. He assumed that people whose views would be affected by the new building might have some interest in contributing towards the purchase of the subject property; other residents of the Comstock might be less interested.

Mr. Cornblum stated that 15 dwelling units in the Comstock Apartment Building face the subject property.

Commissioner Rueda remarked that the only alternative which had been offered by opponents of the building was to leave the land as open space; and, since the City is not in a position to purchase the property, he felt that chances were slim that the property would be retained as open space. Furthermore, he pointed out that any building which might be constructed on the subject site would bring additional traffic to the area and would probably block views.

Commissioner Porter asked Albert Jacobs if he felt that there was a reasonable possibility that residents of the Comstock would make an effort to raise funds to purchase the subject property. Mr. Jacobs replied that there was a "reasonable possibility" that the effort would be made. He remarked, however, that he did not feel that residents of the Comstock should be "blackmailed" into paying \$1 million because the applicant had made an error in judgment.

Commissioner Porter emphasized that something will eventually be constructed on the subject property unless the property is purchased by residents of the Comstock;

and she felt that any development of the site would have some detrimental effect on the residents of the Comstock.

Commissioner Rueda agreed that the best solution of the problem would be for the residents of the Comstock to purchase the property.

President Newman asked if he were correct in understanding that the building being proposed would be the tallest building on the San Francisco skyline. The Director replied in the affirmative.

Commissioner Farrell remarked that the subject property will be reassessed if it is purchased by residents of the Comstock for \$1 million; and, as a result, the new owners would also have to pay approximately \$25,000 in property taxes each year.

The Director stated that he felt that the matter should be taken under advisement until the Commission's meeting on January 4 if the developer felt that he could deal with some of the issues which had been mentioned earlier when he had made his recommendation to the Commission. If the developer did not feel that any changes could be made in the plans, he would have to recommend that the application be disapproved. He pointed out that one way to effect some of the changes which he had suggested would be to lower the density of the building.

Commissioner Mellon remarked that the height of the proposed building would not be materially effected even if the number of dwelling units were to be reduced by 10%. The Director replied that the staff of the Department of City Planning had not taken issue with the height of the proposed building.

Commissioner Fleishhacker asked if Planning Code and Building Code restrictions pertinent to the proposed building are subject to variances. The Director replied that Planning Code restrictions are subject to variances; however, he did not know the process for obtaining relief from Building Code requirements.

The architect for the applicant stated that the Building Department had informed him that it would not be possible to obtain a variance to allow the proposed building to be set back further back on the site.

President Newman asked if he were correct in understanding that the applicant had conformed in all respects to the provisions of the City Planning Code. The Director replied in the affirmative, subject to final plans indicating compliance with off-street parking and loading provisions of the Code. President Newman then observed that any decision to refuse approval of the building permit application would have to be made on a subjective basis.

Commissioner Ritchie asked what alternatives would be available to the applicant if the application were to be disapproved by the Commission. The Director replied that the applicant could appeal the disapproval to the Board of Permit Appeals, that he could redesign the building and submit a new application, or that he could do nothing and lose money.

The first of these is the fact that the United States is a young nation, and its history is therefore a history of growth and development.

The second is the fact that the United States is a nation of immigrants, and its history is therefore a history of the struggle for a new identity.

The third is the fact that the United States is a nation of pioneers, and its history is therefore a history of the struggle for a new life.

The fourth is the fact that the United States is a nation of freedom, and its history is therefore a history of the struggle for a new liberty.

The fifth is the fact that the United States is a nation of progress, and its history is therefore a history of the struggle for a new future.

The sixth is the fact that the United States is a nation of peace, and its history is therefore a history of the struggle for a new world.

The seventh is the fact that the United States is a nation of justice, and its history is therefore a history of the struggle for a new order.

The eighth is the fact that the United States is a nation of hope, and its history is therefore a history of the struggle for a new dream.

The ninth is the fact that the United States is a nation of love, and its history is therefore a history of the struggle for a new heart.

The tenth is the fact that the United States is a nation of faith, and its history is therefore a history of the struggle for a new spirit.

After further discussion, Commissioner Fleishhacker moved that the matter be taken under advisement until the Commission's Regular Meeting on January 4 with the understanding that the staff of the Department of City Planning would assist the applicant in resolving the problems at issue.

Commissioner Mellon seconded the motion and observed that the delay would also give residents of the Comstock Apartments an opportunity to determine whether they wished to purchase the subject property.

President Newman asked what changes would have to be made in the Plans for the building if the present application were to be disapproved by the Commission and if the applicant wished to submit a new application in the future. Mr. Passmore replied that any revisions in the plans which would address themselves to the reason for the Commission's disapproval would warrant immediate consideration of a new application.

Commissioner Ritchie felt that it would be impossible for the applicant to scale down the proposed building sufficiently to make it acceptable to him; and, as a result he intended to vote against the motion and against the project.

Commissioner Rueda remarked that plan changes which might satisfy the Director of Planning would probably not satisfy the residents of the neighborhood; and, as a result, he felt that the best solution of the problem would be for residents of the Comstock to purchase the subject property.

When the question was called, the Commission voted 4 - 3 to take the matter under advisement until its Regular Meeting on January 4, 1973. Commissioners Farrell, Fleishhacker, Mellon and Rueda voted "Aye"; Commissioners Newman, Porter, and Ritchie, voted "No".

At 7:30 P.M. President Newman announced a 2 minute recess. The Commission reconvened at 7:32 P.M. and proceeded with hearing of the remainder of the agenda.

PUBLIC HEARING ON ENVIRONMENTAL IMPACT REPORT FOR PROPOSED EXPANSION OF THE SUTTER - STOCKTON GARAGE, SOUTH EAST CORNER OF BUSH AND STOCKTON STREETS, ADDITION OF 256 NEW PARKING STALLS.

The Commission received and responded to comments made by members of the audience. After discussion, it was moved by Commissioner Mellon, seconded by Commissioner Porter, and carried unanimously that Resolution No. 6937 be adopted with the following resolves:

"Therefore be it resolved, that the City Planning Commission does hereby find that the environmental impact report, dated November 14, 1972, concerning the parking garage proposed by the Parking Authority, is an objective, thorough, and accurate analysis of environmental impact of such project, and adopts said report in compliance with provisions of the California Equality Act;

"And be it further resolved, that the Commission finds that the project will have a significant overall beneficial effect on the environment because the proposal will strengthen the viability of the Downtown Area by providing additional convenience parking for shoppers: "

A standard tape cassette recording of the proceedings is available in the office of the Department of City Planning for public listening or transcription.

The meeting was adjourned at 7:40 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

ABJ

SAN FRANCISCO

CITY PLANNING COMMISSION

Minutes of the Regular Meeting, held Thursday, December 21, 1972.

The City Planning Commission met pursuant to notice on Thursday, December 21, 1972, at 1:15 P.M. at 100 Larkin Street.

PRESENT: Walter S. Newman, President, Mrs. Charles B. Porter, Vice President; John C. Farrell, Mortimer Fleishhacker, John Ritchie and Hector E. Rueda, members of the City Planning Commission.

ABSENT: Thomas J. Mellon, member of the City Planning Commission.

The Staff of the Department of City Planning was represented by Allan B. Jacobs, Director of Planning; R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator); Robert Passmore, Planner V - (Zoning); Calvin Malone, Planner III; Edward Michael, Planner III; and Lynn E. Pio, Secretary.

Ralph Craib, represented the San Francisco Chronicle; Donald Canter represented the San Francisco Examiner.

1:15 P.M. Field Trip

Members of the Commission and staff departed from 100 Larkin Street at 1:15 p.m. to take a field trip to properties scheduled for consideration during the Zoning Hearing to be held on January 4, 1973.

2:15 P.M. ROOM 282, CITY HALL

APPROVAL OF MINUTES

It was moved by Commissioner Rueda, seconded by Commissioner Fleishhacker, and carried unanimously that the minutes of the meeting of November 30, 1972, be approved as submitted.

CURRENT MATTERS

Allan B. Jacobs, Director of Planning, called attention to a newspaper article from the New York Times reporting that the citizens of Bourges, France, had successfully protested construction of a new building complex on a recently vacated property which provides an interesting view of the Town's Cathedral. The property will now be developed as a public garden with an underground parking garage.

The Director reported that he had met on Wednesday with citizens concerned about the earthquake which has been predicted to occur on January 4. While he had no reason to believe that an earthquake will occur on that particular date, he did feel that there is reason to expect that a major earthquake will occur at some unknown time in the future; and he remarked that it should be the responsibility of a planning agency to advise the public how to obtain information which will be helpful in

STATE OF NEW YORK

IN SENATE

January 1, 1891.

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE, IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE, MAY 1, 1890.

ALBANY: PUBLISHED BY THE STATE OF NEW YORK, 1891.

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preparing for and enduring a major earthquake. In that regard, he remarked that a pamphlet entitled "Safety and Survival in an Earthquake" is available for 10 cents at the Government Bookstore in the Federal Building.

At this point in the proceedings Commissioners Newman and Ritchie arrived in the Commission room and assumed their seats at the Commission table. Vice-President Porter relinquished the chair to President Newman.

The Director continued his report with the following statement:

"For the past five years, I have submitted with your authorization five grant applications to the U. S. Department of Housing and Urban Development under, initially, the Urban Beautification Program and last year under the Open Space Land Program. The end result of these two programs for San Francisco is identical: They provide for park improvements and the beautification of the urban environment.

"This afternoon, I am presenting to the Commission a modest program for recreation improvements and a resolution which will authorize the official filing for a federal grant under the Open Space Land Program.

"The program, as submitted, will be funded primarily from the 1971-72 Open Space Grant. Additional local share funds will be from the Model Cities Agency, the M. Justin Herman Fund and the 1967-68 Urban Beautification Grant.

"The total amount of the program is \$293,000. Under provisions of the Open Space Land Program, the federal share, assuming the program is approved by the U. S. Department of Housing and Urban Development, will be about \$180,000. The balance of the program, or the local share, will be provided from the sources I just mentioned. If this program is approved, it will raise the total the City has either received or has been awarded under either the Urban Beautification Program or the Open Space Land Program to about \$1.9 million. This, I believe, has been a significant accomplishment for this Department. New monies have been used to make improvements to the urban environment which otherwise might not have been made."

The Director then recommended adoption of a draft resolution which he had prepared for approval of the Open Space Land Program which he had just described. The resolution would also authorize the Director to prepare an application for Federal Grant Assistance in support of the program.

Commissioner Fleishhacker noted that specific projects were mentioned in the draft resolution; and he asked if those projects were in conformity with the program of the Recreation and Park Department. The Director replied in the affirmative.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that the draft resolution be adopted as City Planning Resolution No. 6938.

The Director reported that a letter had been received from Ann Fogelberg appealing a negative environmental impact declaration for a 14-unit, 40 foot high dwelling proposed for 1180 Filbert Street on Russian Hill. The letter also requested the Commission to conduct a discretionary review of the project. The Director stated that no environmental impact evaluation is required for the subject private project because of the passage of AB 889; and, therefore, the appeal of the negative declaration was without any practical significance. He advised the Commission that the subject proposal has been reviewed by the Commission during a public hearing on January 20, 1972, because the building was slightly higher than 40 feet in an area which was being considered for a basic 40 foot height limit. At that time the project was approved by the Commission; and, subsequently, slightly revised final building plans were approved by the Commission in April, 1972. The building application was approved by the staff of the Department of City Planning on May 24, 1972. Because the matter had been reviewed thoroughly by the Commission in public hearings on two occasions, and because the proposal had remained substantially unchanged since it has last reviewed by the Commission, he felt that it would inappropriate and unreasonable to bring the plans before the Commission for review once again.

Commissioner ^{of} Fleishhacker asked if the letter which had been received from Mrs. Fogelberg had stated any reason for the request. Mrs. Fogelberg, who was present in the audience, stated that she felt that the density problem posed by the proposed building should be reviewed by the Commission again; and she believed that another review by the Commission would make people aware of the need for lowering the zoning in the subject neighborhood. In reply to a further question raised by Commissioner Fleishhacker, Mrs. Fogelberg stated that the Pacific Heights Association does intend to request rezoning of a large area in the subject neighborhood.

Commissioner Fleishhacker suggested that the issue of rezoning should be pursued at once. Otherwise, new buildings are likely to be approved in conformance with the existing zoning pattern.

Commissioner Farrell inquired about the current status of the subject project. The Director replied that he was not knowledgeable about the present status of the project; however, he assumed that a considerable amount of money had already been spent to put the development package together.

After further discussion it was moved by Commissioner Fleishhacker, seconded by Commissioner Rueda, and carried unanimously that the request for an additional review of the project be denied.

President Newman called attention to a letter which had been received from Ronald Kahn, attorney for the Comstock Apartment Corporation, requesting that further consideration of the apartment building proposed for 1330 Clay Street be deferred until January 18 rather than January 4. He asked the Director if anything had occurred since the meeting of December 14 to justify further postponement of the matter.

The Director stated that he had met with the developer during the past week; and he reported that some progress is being made in accomplishing the plan changes which had been recommended by the staff of the Department of City Planning. He stated that the developer is attempting to make the January 4 deadline which was previously established by the Commission; and, under the circumstances, he felt that action on the request for further postponement at the present time would be premature, particularly in view of the fact that the developer was not present. He felt that the best approach would be to advise the developer that a request for further postponement had been received and that the request will be considered by the Commission during its meeting on January 4.

Commissioner Porter remarked that there is some disagreement between the Commission and the staff, and between members of the Commission, regarding the desirability of the proposed building. Personally, she felt that the building would be a "disaster" because it would have a detrimental effect on the Comstock Apartment and because the narrow space between the two buildings would render the proposed building itself undesirable. She believed that the residents of the Comstock Apartments should be given an extended time to determine whether they wish to buy the vacant parcel of property; and, therefore she moved that the request for further postponement until the meeting of January 18 be approved. The motion was seconded by Commissioner Ritchie who indicated that he agreed with the comments which had been made by Commissioner Porter.

Commissioner Rueda stated that he would prefer to proceed with the hearing on January 4 so that he could be brought up to date on the status of changes in the plans and the status of the neighborhood effort to acquire the property.

When the question was called, Commissioners Farrell, Porter, and Ritchie voted "Aye"; Commissioners Fleishhacker, Newman, and Rueda voted "No". Because a tie vote resulted, the motion failed and the matter will be considered on January 4.

CONSIDERATION OF A PROPOSAL TO DESIGNATE THE LILIENTHAL-ORVILLE PRATT HOUSE, 1820 California Street, AS A LANDMARK.

CONSIDERATION OF A PROPOSAL TO DESIGNATE THE EDWARD COLEMAN HOUSE, 1701 FRANKLIN STREET, AS A LANDMARK.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator) stated that he had received a telephone call from the office of Sidney Rudy, attorney for the owners of both of the subject properties, stating that Mr. Rudy was ill and requesting that hearing of both matters be postponed. Bill Jansen, representing Mr. Rudy's law office, indicated that he was not prepared to proceed with a presentation at the present time; and he urged that Mr. Rudy's request for postponement be approved.

Allan B. Jacobs, Director of Planning, recommended that hearing of both matters be postponed until the Commission's Regular Meeting on January 18, 1973.

After further discussion it was moved by Commissioner Porter, seconded by Commissioner Rueda, and carried unanimously that hearing of both of these matters be postponed until the Commission's Regular Meeting on January 18, 1973.

At 2:50 P.M. President Newman announced a 10 minute recess. The Commission reconvened at 3:00 P.M. and proceeded with hearing of the remainder of the agenda.

PUBLIC HEARING ON APPEALS FROM DETERMINATIONS MADE BY THE DIRECTOR OF PLANNING THAT THE FOLLOWING PROJECTS COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT (NEGATIVE DECLARATIONS).

President Newman read the following letter which had been received from E. Robert Scrofani, President of San Francisco Tomorrow:

"We wish to appeal the negative declarations for environmental evaluations contained in your November 17 public notice.

"Many of the projects may be borderline as to whether or not their impact is significant. In that case, the Department should lean toward a complete environmental review rather than encouraging later appeals that may delay construction. For example, inadequate administration of environmental law by other agencies and narrow interpretation by agency attorneys has resulted in costly project delays.

"Two-thirds of the projects provide for automobile parking facilities, many of considerable size. We question the judgment that such facilities will not have a significant effect on the City's environment in light of the already congested conditions that exist in many areas. Although San Francisco has experienced a large loss in population, it has recently been estimated that automobile ownership has increased by 12 percent. Automobile use should therefore be considered seriously in each environmental report and each project with parking should be subject to a complete environmental evaluation.

"The proposal for a 13-floor structure at Bush and Larkin and the 90-foot high building at 155 5th Street clearly violates the Department's own guidelines adopted in Resolution 6911.

"All projects that add more than negligible wastes to San Francisco's sewer system should also be subject to a complete environmental impact report until such time as the City complies with federal and State water quality standards.

"We therefore recommend that the Commission review each negative declaration at least until such time as the Department's procedures are adopted after public review and hearing."

Commissioner Fleishhacker, referring to the last paragraph of the letter, noted that the Commission had already acted to adopt formal environmental impact report procedures during its meeting on December 14.

R. Spencer Steele, Assistant Director - Implementation (Zoning Administrator) reported on the subject projects as follows:

- EE 14 170 OTIS STREET, ASSESSOR'S BLOCK 3513, LOT 8; ADMINISTRATIVE OFFICE FOR DEPARTMENT OF SOCIAL SERVICES WITH PARKING FOR EMPLOYEES.

Mr. Steele indicated that the subject site is presently occupied by an automobile repair garage. The proposed building would have a height of approximately 105 feet and would contain approximately 125,000 square feet of floor area. The bulk of the building was as yet unknown; however, the architect for the project had indicated that it would conform to the provisions of the City Planning Code. Approximately 50% of the site would be covered by the new building; and the remainder of the site would be used for plazas and landscaping. An underground parking garage would be included on the site in conformance with the City Planning Code. The negative declaration had been signed by the Director of Planning on November 15 and had been advertised on November 17.

- EE 27 India Basin Industrial PARK REDEVELOPMENT AREA BOUNDED BY LANE CARGO WAY, JENNINGS AND EVANS, ASSESSOR'S BLOCK 4570, 4582, 5483, 4601, 5206, 5207, 5221 and 5222; GRADING PERMIT TO LEVEL AND CLEAR SITE.

Mr. Steele stated that an application for a grading permit had been filed to permit clearance of 8 blocks in the India Basin Industrial Park Redevelopment Area, all of which are zoned M-2. He remarked that the Redevelopment Plan had been previously reviewed and approved by the City Planning Commission and the Board of Supervisors. New sewage facilities to serve the proposed project would be installed; and parking would be provided in accordance with the requirements of the City Planning Code. He stated that the Director had signed the negative declaration on November 15; and the advertisement was carried in the official advertising newspaper on November 17.

- EE 28 INTERIOR OF ASSESSOR'S BLOCK 685 BOUNDED BY BUCHANAN, WEBSTER, POST AND SUTTER STREETS: LANDSCAPED 41-CAR PARKING LOT FOR NIHONMACHI PROJECT.

Mr. Steele stated that the City Planning Commission, on October 5, 1972, had approved a Conditional Use application authorizing the proposed parking lot, subject to two specific conditions. The negative declaration had been signed by the Director of Planning November 15 and had been advertised on November 17, 1972.

EE 29 1743 BUCHANAN STREET, ASSESSOR'S BLOCK 685, LOTS 2 AND PORTIONS OF 3; TWO FLOORS PLUS BASEMENT COMMERCIAL BUILDING.

Mr. Steele stated that the proposed building would be located in the Nihonmachi project. The two-floor commercial building would be located on the west side of Buchanan Street on a pedestrian mall area; and parking for the building would be provided in the parking lot which was the subject of EE 28. The negative declaration had been signed by the Director of Planning on November 15 and had been advertised on November 17.

EE 31 BUSH STREET, SOUTHEAST CORNER OF LAGUNA STREET, ASSESSOR'S BLOCK 675, lots 1, 2, 3, 29, 30, 31 and 32; 24-UNIT THREE FLOOR OVER GARAGE APARTMENT BUILDING, AND BUSH STREET, SOUTH SIDE 138 FEET WEST OF LAGUNA: ASSESSOR'S BLOCK 675, LOTS 26 AND 27; 12 TOWNHOUSE UNITS, TWO FLOORS OVER GARAGE.

Mr. Steele stated that both buildings would be located in the Nihonmachi Project. Whereas the City Planning Code would require only 36 off-street parking spaces for the 36 dwelling units, 44 parking spaces would be provided. The extra parking spaces would be used by a temple which is located near the two buildings. While only 36 dwelling units were being proposed, a total of 37 dwelling units would be permitted by the present R-3 zoning of the properties. The negative declaration had been signed by the Director of Planning on November 15 and had been advertised on November 17.

EE 32 WEBSTER STREET, EAST SIDE BUSH STREET TO SUTTER STREET; ASSESSOR'S BLOCK 676, LOTS 13, 13A, 13B, 13C, 20A, 21, 22 and PORTIONS OF LOTS 14, 15, 16, 17, 18, 19 AND 20; 58- UNITS, 3 FLOORS OVER PARKING GARAGE APARTMENT BUILDING.

Mr. Steele reported that this building, also, would be located in the Nihonmachi Center. Approximately 1/2 of the subject property is zoned R-3 and the remainder is zoned R-4. Under the City Planning Code, 117 dwelling units would be permitted on the property; however, only 58 units were being proposed. Fifty-eight off-street parking spaces would be provided in conformance with the requirements of the City Planning Code.

Peter Christleman, representing San Francisco Tomorrow, stated that he hoped that his organization did not appear to be obstructionists because of its appeal of all of the negative declarations advertised on November 17. He indicated that the November 17 advertisement had included private projects for which environmental impact reports are no longer required; and he stated that two of the projects were of major significance. While the projects which had been reviewed by Mr. Steele meet all of the requirements of the City Planning Code, it does not follow that they would necessarily be good for the City. He stated that the environmental impact form

presently being used by the staff of the Department of City Planning tends more to expedite buildings than to come to grips with factors which are threatening the City; and he indicated that his organization was particularly concerned about projects which involve parking. While each of the projects presently under consideration might be acceptable, his organization had felt that environmental impact reports might be required in the future for only the most egregious projects unless the initial negative declarations were appealed.

Commissioner Fleishhacker, noting that San Francisco Tomorrow's prime concern seemed to be with problems of automobile density, remarked that it seemed to him that they could not achieve their ends through environmental impact procedures; and he suggested that a more constructive approach would be to work for implementation of the Urban Design Plan and the Transportation Element of the Master Plan, both of which contain proposals for controlling the automobile.

Allan B. Jacobs, Director of Planning, agreed with Commissioner Fleishhacker; and he indicated that the Improvement Plan for Residence, also, contains proposals relating to the protection of the character and quality of San Francisco's environment. He was convinced that many of the proposals contained in those plans would not be implemented without active citizen participation.

Stewart Bloom, representing the San Francisco Loyal Opposition, stated that he, also, was concerned about increased automobile traffic in the Downtown area; and he noted that the Commission at its meeting last week had quickly approved 500 additional parking spaces for the Sutter - Stockton Garage. He estimated that the garage expansion would bring approximately 2,000 additional cars to Downtown San Francisco each day. In that regard, he noted that approval of the development at 170 Otis Street, which appeared on today's agenda as item EE 14, would facilitate expansion of the Sutter-Stockton Garage by providing relocation space for the Department of Social Services. He also remarked that projects which involve expenditure of public funds are subject to the environmental impact report requirement; and he wondered if that meant that large private buildings which require substantial public investment in sewer, water, and fire services, should be subject to the environmental report requirement, also.

The Director replied that the legislation which was recently enacted by the State of California had indicated that private projects such as apartment buildings would be exempted from the environmental impact report requirement.

John Beckham, representing the Pacific Heights Association, stated that it was his opinion that relocation of Social Services Department offices from Downtown San Francisco to 170 Otis Street would result in a sizable reduction in the number of automobiles traveling to the Downtown area each day. He stated that his organization was particularly concerned about calendar items EE 31 and EE 32. He stated that they had previously been under the impression that the lots on Bush and Webster Streets would be made available for the relocation of Victorian Structures;

and they had been surprised to learn that the properties would be used for new apartment buildings. While the new apartment buildings might not have the maximum density permitted by the City Planning Code, they would house more people than the buildings which previously existed; and the quality of the new housing would probably be inferior to other housing which is in the area. As a result, he felt that the new buildings would degrade the lower fringes of Pacific Heights. His preference would be to have the properties used for relocation of Victorian structures from other locations within the Western Addition Project Area.

Earl Mills, representing the Redevelopment Agency, stated that the proposed development of the two properties had been reflected in a Master Plan which was adopted in 1970; and he indicated that plans for the proposed buildings had been reviewed by the Nihonmachi Center and by the Redevelopment Agency. While some Victorian buildings in the Western Addition Project Area are being rehabilitated, the buildings which had occupied the Bush Street and Webster Street properties were not suitable for rehabilitation.

Commissioner Fleishhacker asked if the Pacific Heights Association is on the Redevelopment Agency's mailing list. After Mr. Beckham had replied in the negative, Commissioner Fleishhacker suggested that that oversight should be corrected.

The Director recommended that the Commission act to concur with his negative declaration for each of the six projects.

After further discussion, the Commission acted as follows:

EE 14 It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6934 be adopted indicating concurrence with the Director's negative declaration.
Commissioner Ritchie abstained from voting on this matter.

EE 27 It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6940 be adopted to indicate the Commission's concurrence with the Director's negative declaration.

EE 28 It was moved by Commissioner Porter, Seconded by Commissioner Fleishhacker and carried unanimously that Resolution No. 6941 be adopted to indicate the Commission's concurrence with the Director's negative declaration.

EE 29 It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6942 be adopted to indicate the Commission's concurrence with the Director's negative declaration.

EE 31 It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6943 be adopted to indicate the Commission's concurrence with the Director's negative declaration.

EE 32 It was moved by Commissioner Porter, seconded by Commissioner Fleishhacker, and carried unanimously that Resolution No. 6944 be adopted to indicate the Commission's concurrence with the Director's negative declaration.

The meeting was adjourned at 3:55 P.M.

Respectfully submitted,

Lynn E. Pio
Secretary

